



6

Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: SYDNEY BETHEL, PLANNER II *SB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: DECEMBER 5, 2018

SUBJECT: DR18-186, VAL VISTA & QUEEN CREEK RETAIL

STRATEGIC INITIATIVE: Economic Development

Attract and retain businesses that serve the local community.

REQUEST

DR18-186, Val Vista and Queen Creek Retail: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Diversified Partners
Name: Alexandra Schuchter
Address: 7500 E. McDonald Dr., Ste. 100A
Scottsdale, AZ 85250
Phone: (480) 205-9625
Email: alexandra@dpcrc.com

Company: Diversified Partners
Name: Walt Brown Jr.
Address: 7500 E. McDonald Dr.
Ste. 100A Scottsdale, AZ 85250
Phone: (480) 383-8190
Email: walt@dpcrc.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 24, 2002</i>	Town Council approved Z00-28, San Tan Estates PAD, Ordinance No.1403.
<i>February 15, 2005</i>	Town Council approved Z04-19, a modification to San Tan Estates PAD, Ordinance No. 1629.
<i>March 24, 2011</i>	Town Council approved Z11-01, a modification to San Tan Estates in Ordinance No. 2321.
<i>June 3, 2015</i>	Planning Commission recommended approval of Z15-08 and approved UP15-07 subject to conditions and the approval of Z15-08.
<i>June 25, 2015</i>	Town Council approved Z15-08 DeRito Spectrum Planned Area Development Ordinance No. 2542.
<i>March 2, 2016</i>	Planning Commission recommended approval to Town Council for Z15-24 Spectrum Care.
<i>March 24, 2016</i>	Town Council approved rezoning for Z15-24 Spectrum Care Ordinance No. 2575.
<i>May 12, 2016</i>	Design Review Board approved the Design Review for DR16-03 Spectrum Care (The Enclave at Gilbert Senior Living).
<i>September 22, 2016</i>	Staff administratively approved the Design Review for DR16-21 CST Store/Valero.

Overview

The applicant is proposing an 8,000 sq. ft. pad intended for retail and restaurant uses with a drive-thru. Of the total area proposed, approximately 6,000 sq. ft. of the building area is the principle structure with the remaining 2,000 sq. ft. proposed to be patio space. The subject site is approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive and is zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

The subject site is part of an existing overall site plan, which currently has two (2) developments approved within the mixed use commercial center. The Enclave at Gilbert Senior Living, which was approved under UP15-07 and DR16-03, is the anchor of the site and is located just south of the subject site. The CST Store/Valero, which was approved under DR16-21, is located just west of the site. Two (2) additional projects have also been recently submitted in the same vicinity, Val Vista and Queen Creek Lot 3 (DR18-192) and Super Star Car Wash (DR18-193), the first of which (DR18-192) will also be introduced at the December 5th Planning Commission Study Session.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >2-3.5 DU/Acre	Single Family-35 (SF-35)	Queen Creek Road then Vacant

South	Shopping Center (SC)	Shopping Center (SC) PAD	The Enclave at Gilbert Senior Living
East	Public Facilities/Institutional (PF/I)	Public Facilities/Institutional (PF/I)	Key Biscayne Dr. then Perry High School
West	Shopping Center (SC)	Shopping Center (SC) PAD	Vacant (previously approved Valero)
Site	Shopping Center (SC)	Shopping Center (SC) PAD	Vacant

Project Data Table

Site Development Regulations	Required per Ordinance No.2575 and the LDC	Proposed (Lot 6)
Minimum Lot Area (sq. ft. per DU)	N/A	2.12 Acres (net)
Building Area	210,000 sq. ft.	6,000 sq. ft. (building) 2,000 sq. ft. (outdoor patio)
Maximum Height (ft.)/Stories	35'/3	28'-6" (Top of roof)/ 1 Story 24' (Top of parapet)/ 1 Story
Minimum Building Setback (ft.)		
Front	to Queen Creek – 25'	25' Applicable to Lots 5 & 6
Side (Street)	to Key Biscayne and Val Vista – 20'	20' Applicable to all Lots
Rear (Residential)	75' to Chestnut (Val Vista to Vintage at Legend Ridge entrance)	75' Applicable to Lots 1& 2 (internal setback Lot 6)
Separation Between Buildings (ft.)	1-story 15' 15' 2-story 20' 20' 3 -story 20' 20'	1-story 15' 15' 2-story 20' 20' 3 -story 20' 20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25' Applicable to Lots 5 & 6
Side (Street)	20'	20' Applicable to all Lots
Rear (Residential)	35'	35' Applicable to Lots 1& 2 (internal setback Lot 6)
Landscape Percentage (% of net lot area)	15%	30%
Off-Street Parking and Loading	32 Spaces	93 Spaces

**Master Site Plan per Ordinance 2575/Projects not subjected to internal setbacks, only perimeter setbacks*

DISCUSSION

The project has completed first review and comments have been sent to the applicant. Additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

Site

Staff has requested an overall site plan from the applicant for all projects, existing and proposed, on the Val Vista & Queen Creek site to ensure an overall cohesive site design as intended in the approved Use Permit and previous Design Review. Site Development Guidelines currently exist and were approved under Spectrum Care (DR16-03 & UP15-07). The subject site includes one (1) 8,000 sq. ft. pad intended for retail and restaurant uses divide into three (3) proposed suites with a drive-thru. In addition to the principle building, two (2) patios are proposed on the east and west side of the building.

The main access is located off Key Biscayne Drive, located on the southeastern portion of the site, with additional access provided off an internal private drive located on the southwestern portion of the site. The proposed building is located in the northern portion of the site along Queen Creek Road. The site provides internal pedestrian connections, but lacks external pedestrian connection to the greater overall site area. A plan for the overall site connections was approved within the Site Development Guidelines. In order to achieve the vision of an integrated mixed use site, ample pedestrian connections must be provided.

Landscape

The subject site exceeds the landscape percentage requirements. Foundation landscaping is provided on all four sides of the building and along the proposed drive-thru. A combination of Chinese Elm, Sissoo Tree, Sweet Acacia, and Texas Mountain Laurel is utilized for the tree palette. A variety of accent and ground cover plants are proposed, some of which include Baja Ruellia, Red Yucca, and Torch Glow Bougainvillea. The palette is generally in compliance with the approve Site Development Guidelines, which requires an incorporation of approved plant materials.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. On-site retention will be provided in the form of underground retention basins.

Elevations, Colors, and Materials

The primary building material that has been proposed is stucco painted in a range of earth toned colors. Four (4) out of the seven (7) proposed colors on the elevations are not in compliance with the Site Development Guidelines. Utilizing approved colors and materials from the Site Development Guidelines creates a more cohesive design throughout the overall site, which supports the ultimate vision for the area. For accent materials, the building utilizes stone veneer and Spanish Red roof tiles. Although the tile roofing is not included in the Site Development Guidelines, it does match the approved material palette for the care facility and its use is encouraged by staff.

The south elevation, which includes the main points of entry to the shops, is lined with large windows framed with aluminum. The north elevation, which faces Queen Creek Drive, is the most visible façade of the building and as such should be held to a higher standard architecturally. The current proposed elevation needs to provide greater visual interest. Staff recommends that the drive-thru be similar to the vertical element on the south elevation to allow for greater massing and height. In addition there is an 80' span of roofline with no vertical articulation and limited horizontal interest other than a minor 2'8" trellis feature.

Signage

Signage is not included in this approval and must comply with DR17-1012 the Comprehensive Sign Plan for the Enclave at Gilbert. Administrative Design Review approval is required prior to permitting.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. Overall site design and lack of cohesive Master Site Plan
2. Pedestrian Connectivity – Increasing connectivity between proposed project and the greater site area.
3. Elevations, Colors, and Materials – Specifically the articulation of the north elevation along Queen Creek Road and the massing of the drive-thru.

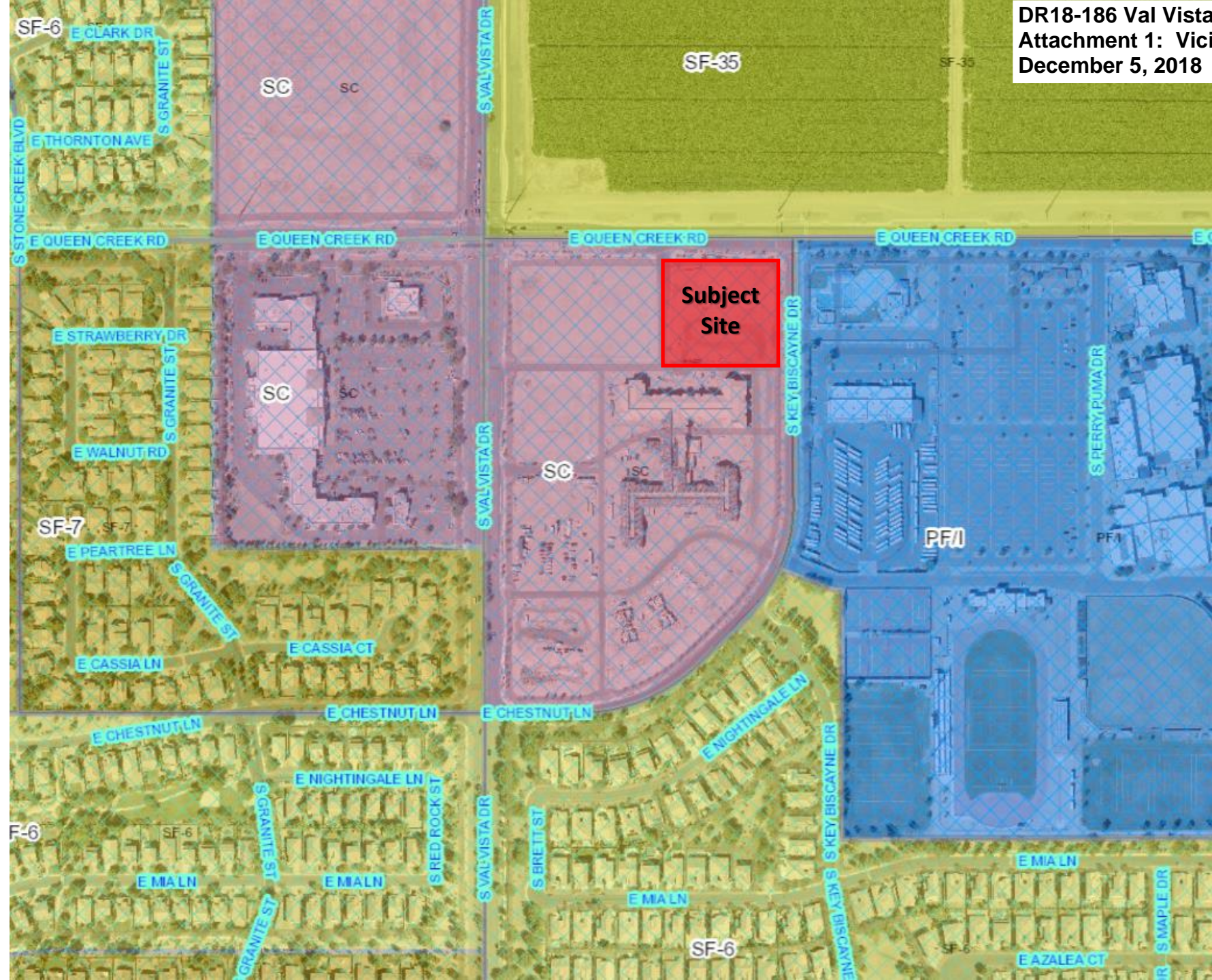
Respectfully submitted,

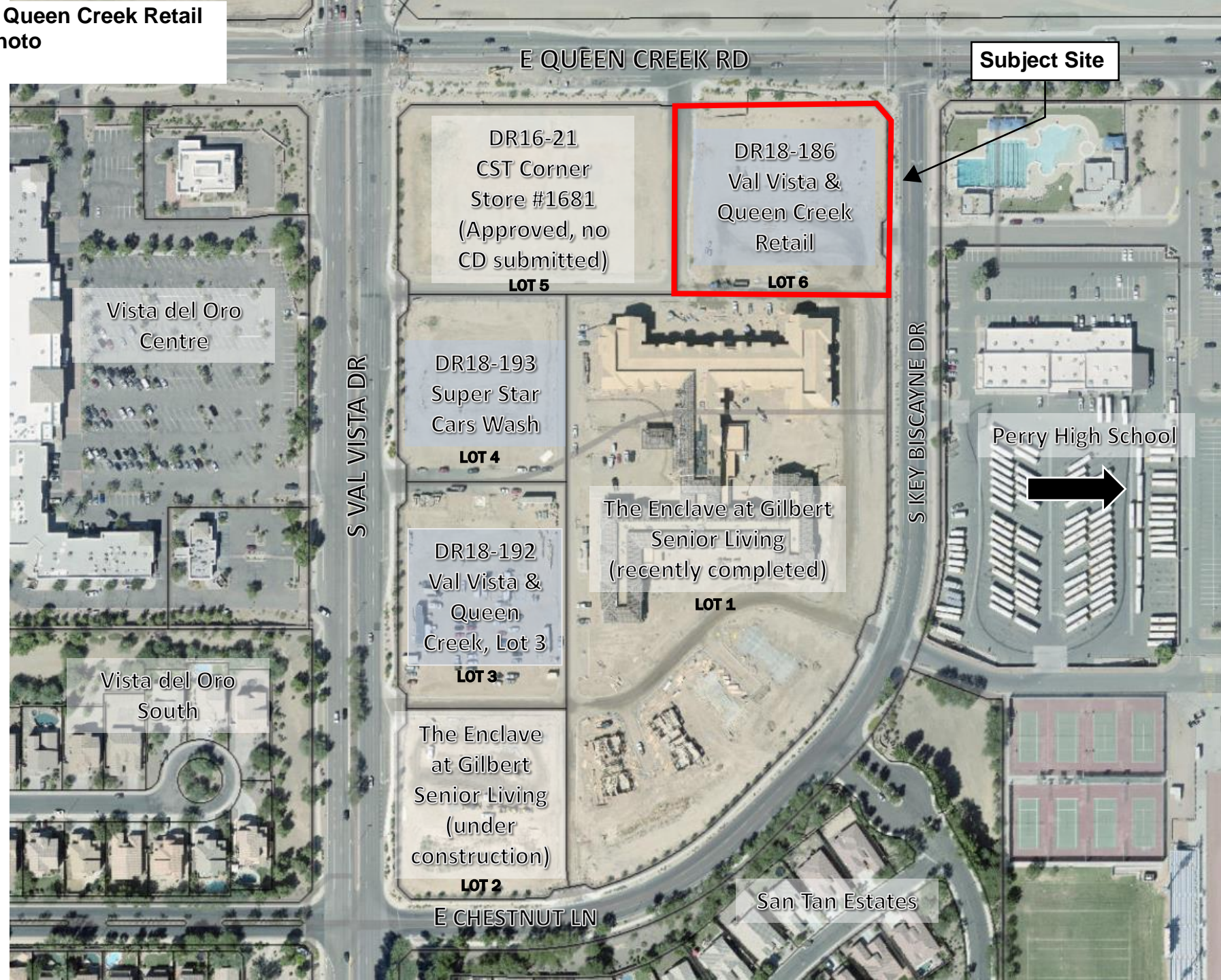


Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Vicinity Map
- 2) Aerial Photo
- 3) Master Site Plan
- 4) Mater Site Plan including Proposed Developments (For Reference Only)
- 5) Site Plan
- 6) Landscape Plan
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations
- 10) Floor Plan
- 11) Lighting and Details
- 12) Design Guidelines
- 13) Context Photos of Spectrum Care





SHEET INDEX

C01	SITE PLAN
C02	PRELIMINARY GRADING AND DRAINAGE PLAN
C03	GRADING DETAILS
C04	DETAILS
C05	WALL PLAN-1
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C07	WALL PLAN-3
C08	WALL PLAN-4
C09	PRELIMINARY UTILITY PLAN
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SL1	SITE LIGHTING PHOTOMETRIC PLAN
SL2	ELECTRICAL SCHEDULES AND CUT SHEETS
SL3	PHOTOMETRIC PLAN LAYOUT

SITE PLAN KEYNOTES

1. PROP. SCREEN WALL
2. PROP. 6" CURB
3. PROP. ADA PARKING SPACES
4. PROP. CURB ACCESS RAMP
5. PROP. TRASH ENCLOSURE
6. PROP. COVERED PARKING
7. PROP. CONCRETE SIDEWALK (WIDTH PER PLAN)
8. PROP. DECEL LANE
9. REMOVE CURB, SAWCUT 2" PAVEMENT
10. PROP. FIRE LANE PATH
11. PROP. BARRICADE
12. EXIST. SIDEWALK TO REMAIN
13. PROP. PAVEMENT
14. PROP. PARKING (STALLS ARE 9' X 18' MIN) WITH 30" OVERHANG
15. RELOCATE EXIST. TRAFFIC SIGN
16. RELOCATE EXIST. LIGHT POLE
17. PROP. MONUMENT SIGN
18. PROP. FLAG POLE, SEE CIVIL DETAILS
19. PROP. VISIBILITY TRIANGLE
20. PROP. DECO PAVING PER TOG STD. DTL. GIL-250, ASHLAR SLATE. COORDINATE WITH ARCHITECT FOR COLOR
21. 50' X 250' ARTERIAL LANDSCAPE SETBACK
22. PROPOSED GAZEBO SEE LANDSCAPE PLANS FOR DETAILS.
23. PROPOSED BIKE RACK SEE LANDSCAPE PLANS FOR DETAILS.
24. PROP. FLUSH RIBBON CURB

NOTES

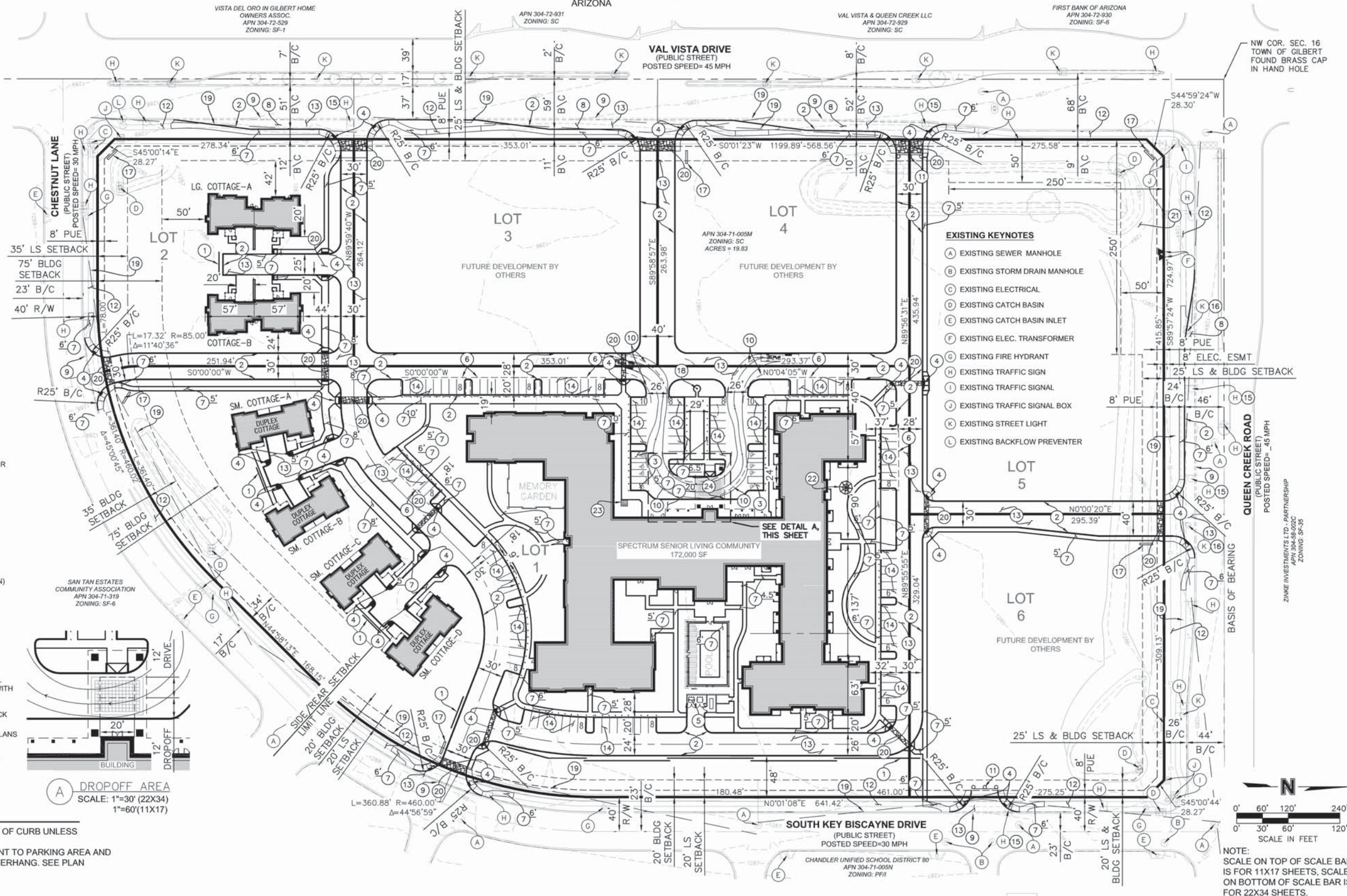
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. MINIMUM 4" SIDEWALK ADJACENT TO PARKING AREA AND 30" TO ACCOMMODATE CAR OVERHANG. SEE PLAN DIMENSION FOR S/W WIDTH.

LEGEND

SIGN	
STREET LIGHT	
COVERED PARKING	
SUBJECT PROPERTY BOUNDARY	
SECTION LINE	
MONUMENT LINE	
PUBLIC RIGHT-OF-WAY (R/W)	
EASEMENT LINE	
MINOR CONTOUR	
MAJOR CONTOUR	
30" PARKING OVERHANG	

SITE PLAN

SPECTRUM SENIOR LIVING
A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
TOWN OF GILBERT, MARICOPA COUNTY,
ARIZONA



SITE DATA: UP15-18 SPECTRUM DEVELOPMENT Z15-25

NET SITE AREA	(863,662 SQ. FT.) 19.83 AC
GROSS SITE AREA	(1,085,855 SQ. FT.) 24.93 AC
ZONING	(SC WITH PAD OVERLAY)
CONGREGATE CARE LAND AREA	(261,487 SQ. FT.) 6.00 ACRES

BUILDING:	
TOTAL BLDG S.F. (FLOORS 1-3)	172,000 SQ. FT.
TOTAL COTTAGE S.F.	20,064 SQ. FT.
MAXIMUM S.F.	210,000 SQ. FT.
PARKING REQUIREMENTS:	
TOTAL REQUIRED:	.5 PKG SPACE/UNIT (190)
TOTAL PARKING PROVIDED:	95 SPACES 134 SPACES

DESIGN TEAM CONTACTS

OWNER/DEVELOPER	ENGINEER
SPECTRUM RETIREMENT COMMUNITIES, LLC	OLSSON ASSOCIATES
200 SPRUCE STREET, SUITE 200	7250 NORTH 16TH STREET, SUITE 210
DENVER, CO 80230	PHOENIX, ARIZONA 85020
PHONE: (303) 360-8812	PHONE: (602) 748-1000
FAX: (303) 360-8814	FAX: (602) 748-1001
CONTACT: MIKE LONGFELLOW	CONTACT: PIM VAN DER GIESSEN

ARCHITECT
GASTINGER WALKER
HARDEN+BEETRIPLET BUCK
817 WYANDOTTE
KANSAS CITY, MO 64105
PHONE: (816) 569-0834
CONTACT: LAURA SCOTT



drawn by:	WC
checked by:	PV
approved by:	PV
QA/QC by:	LS
project no.:	014-2396
drawing no.:	C01-SITE_142396.dwg
date:	3/25/16

SHEET
C01



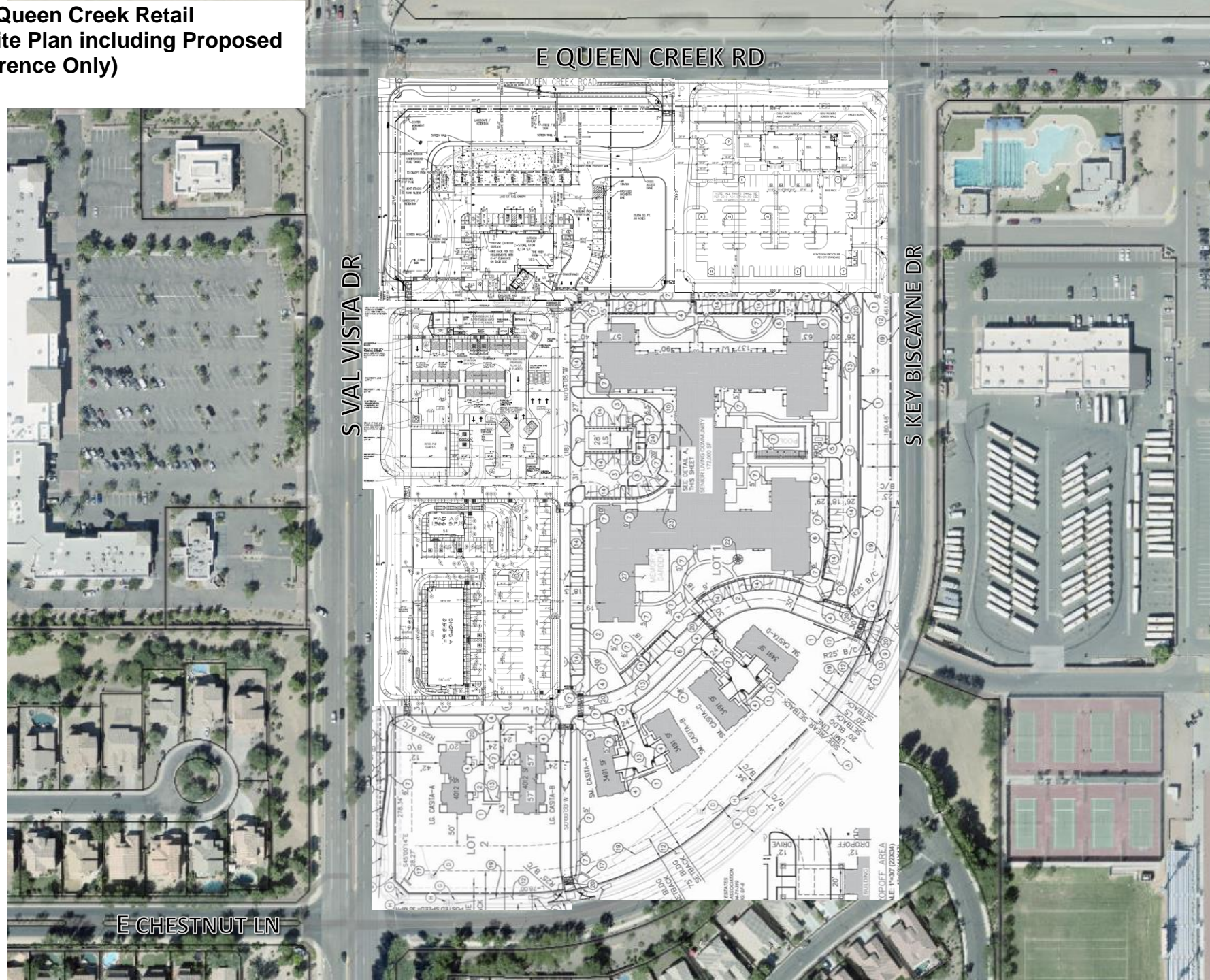
OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

REV. NO.	DATE	REVISIONS DESCRIPTION

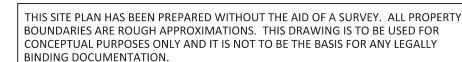
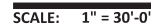
SITE PLAN	2016
SPECTRUM SENIOR LIVING	
SEC VAL VISTA ROAD AND QUEEN CREEK ROAD	
GILBERT, ARIZONA	

DR18-186 Val Vista and Queen Creek Retail
Attachment 4: Master Site Plan including Proposed
Developments (For Reference Only)
December 5, 2018



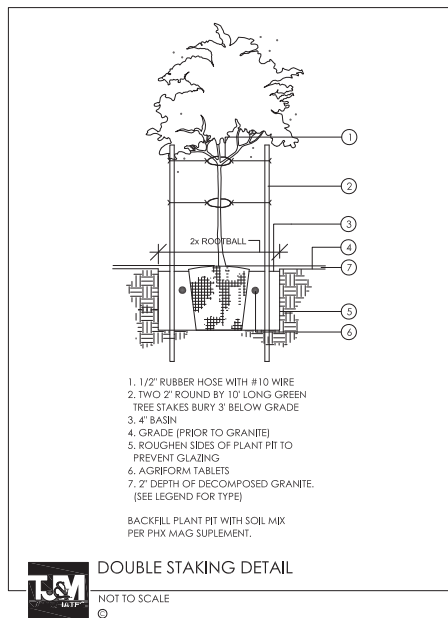
** This is not an approved master site plan. This figure contains all projects approved and proposed on the site currently. This is for reference only.*

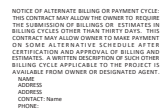
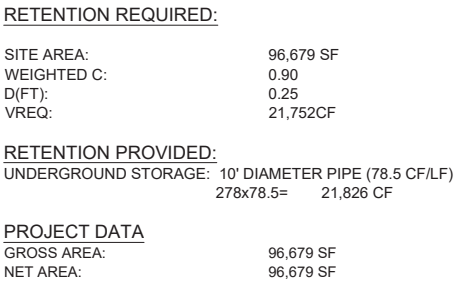
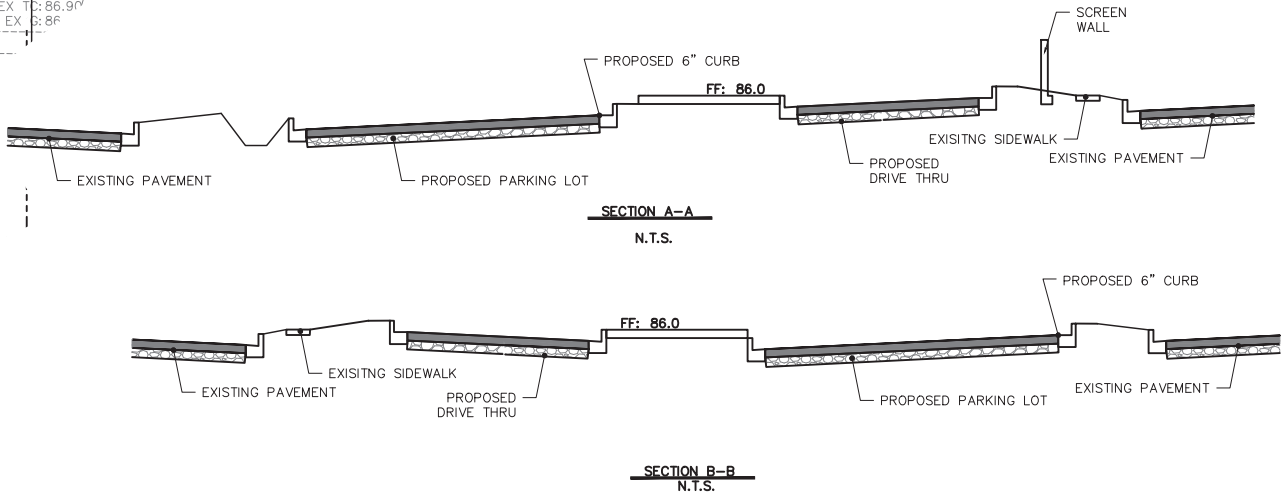
December 5, 2018



BIKE PARKING REQUIRED : 1/10 CARS	4 NO.
BIKE PARKING PROVIDED:	4 NO.



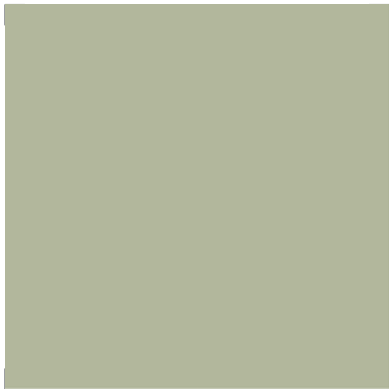




1st CITY SUBMITTAL (DESIGN REVIEW)

C1

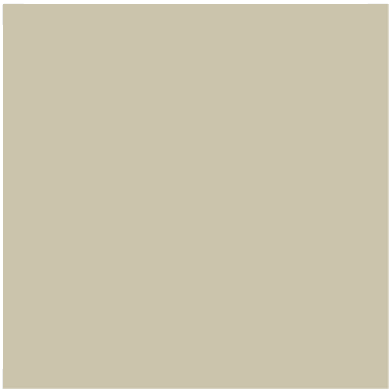
**DR18-186 Val Vista and Queen Creek Retail
Attachment 7: Grading and Drainage
December 5, 2018**



A **PAINT:**
MFG: DUNN EDWARDS
COLOR: SHAGGY BARKED (DEC771)



B **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: COCOON (SW6173)



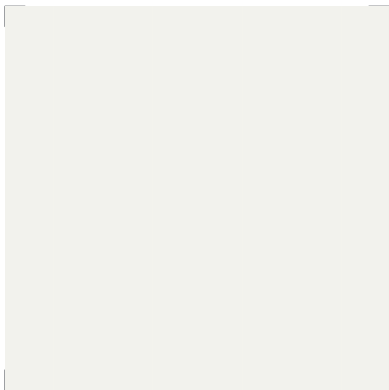
C **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: CARGO PANTS (SW7738)



D **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: URBAN BRONZE (SW7048)



E **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: BRANDYWINE (SW7710)



F **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: SNOWBOUND (SW7004)



G **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: WOODRIDGE (SW3504)



H **ALUMINUM STOREFRONT:**
MANUF: KAWNEER
FINISH: CLEAR ANODIZED



J **TILE ROOF:**
MANUF: BORAL ROOFING
SPEC: MISSION "S"
COLOR: SPANISH RED-SLURRY



K **STONE VENEER:**
MANUF: CORAL CULTURED STONE
SPEC: SOUTHERN LEDGESTONE
COLOR: CHARDONNAY



SEC VAL VISTA & QUEEN CREEK
SEC VAL VISTA & QUEEN CREEK RD.
GILBERT, AZ 85298
DATE: 10-04-2018 (PRELIMINARY)

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EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

COLOR AND FINISH LEGEND

A	PAINT: MFG: DUNN EDWARDS COLOR: SHAGGY BARKED (DEC771)	F	PAINT: MFG: SHERWIN-WILLIAMS COLOR: SNOWBOUND (SW7004)
B	PAINT: MFG: SHERWIN-WILLIAMS COLOR: COCOON (SW6173)	G	PAINT: MFG: SHERWIN-WILLIAMS COLOR: WOODRIDGE (SW3504)
C	PAINT: MFG: SHERWIN-WILLIAMS COLOR: CARGO PANTS (SW7738)	H	ALUMINUM STOREFRONT: MANUF: KAWNEER FINISH: CLEAR ANODIZED
D	PAINT: MFG: SHERWIN-WILLIAMS COLOR: URBAN BRONZE (SW7048)	J	TILE ROOF: MANUF: BOKAL ROOFING SPEC: MISSION "S" COLOR: SPANISH RED-SLURRY
E	PAINT: MFG: SHERWIN-WILLIAMS COLOR: BRANDYWINE (SW7710)	K	STONE VENEER: MANUF: CORAL CULTURED STONE SPEC: SOUTHERN LEDGESTONE COLOR: CHARDONNAY



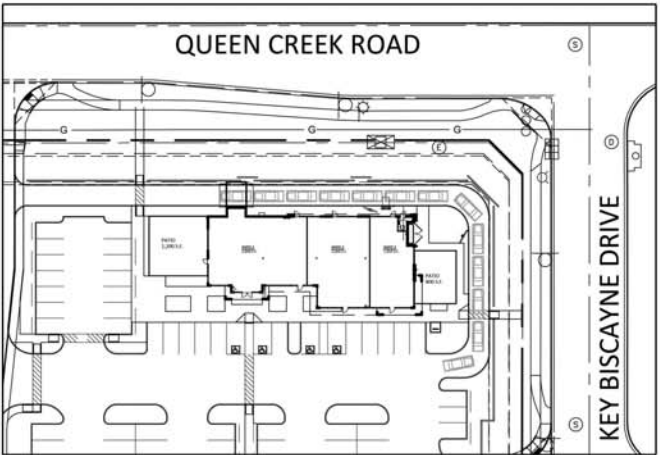
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



KEY MAP

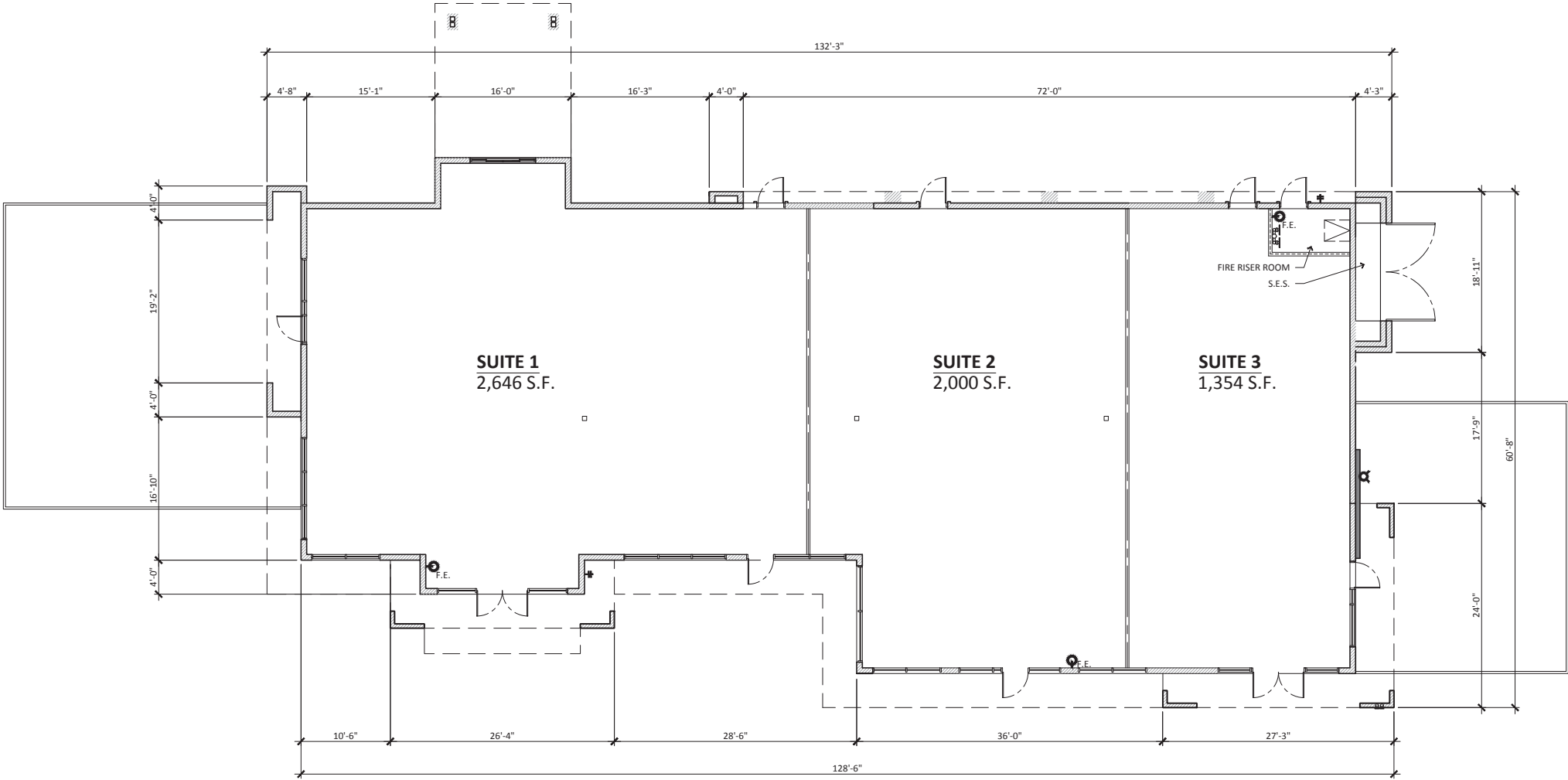
SCALE: N.T.S.

SEC VAL VISTA & QUEEN CREEK
SEC VAL VISTA & QUEEN CREEK RD.
GILBERT, AZ 85298
DATE: 10-04-2018 (PRELIMINARY)



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RKAA# 18141.50





NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SEC VAL VISTA & QUEEN CREEK
SEC VAL VISTA & QUEEN CREEK RD.
GILBERT, AZ 85298
DATE: 10-01-2018 (PRELIMINARY)



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COMcheck Software Version 4.1.0.0

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: VAL VISTA AND QUEEN CREEK LOT #6
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district)

Construction Site: SEC OF QUEEN CREEK RD AND VAL VISTA DRIVE GILBERT, AZ
Owner/Agent: RKAA 2233 E. THOMAS RD. PHOENIX, AZ 85016
Designer/Contractor: ARDEBILI ENGINEERING 8100 E. INDIAN SCHOOL RD. SUITE 203 SCOTTSDALE, AZ 85251

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	42284 R2	0.06	Yes	2537
Illuminated length of facade wall or surface	377 ft	2.5	No	942
Total Tradable Watts (a) =				2537
Total Allowed Watts =				3480
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking area (42284 R2): Tradable Wattage				
LED 1: SA: SINGLE HEAD POLE: Other:	1	4	45	180
LED 2: SB: DUAL HEAD POLE: Other:	2	7	70	490
Illuminated length of facade wall or surface (377 ft): Non-tradable Wattage				
LED 3: SC: WALL PACK: Other:	1	1	12	12
LED 4: SCE: WALL PACK: Other:	1	5	12	60
Total Tradable Proposed Watts =				670

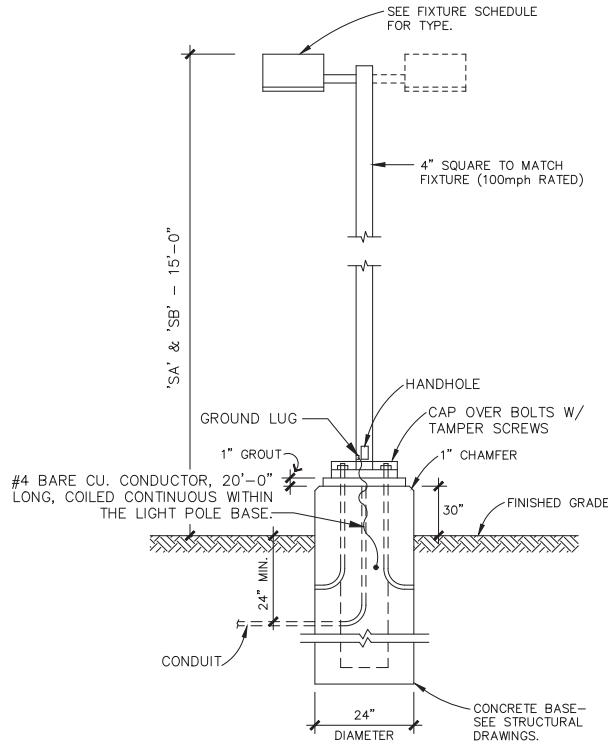
Exterior Lighting PASSES: Design 79% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck Version 4.1.0.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

OMID ARDEBILI, PE
Name - Title
Signature
Date 10/01/18

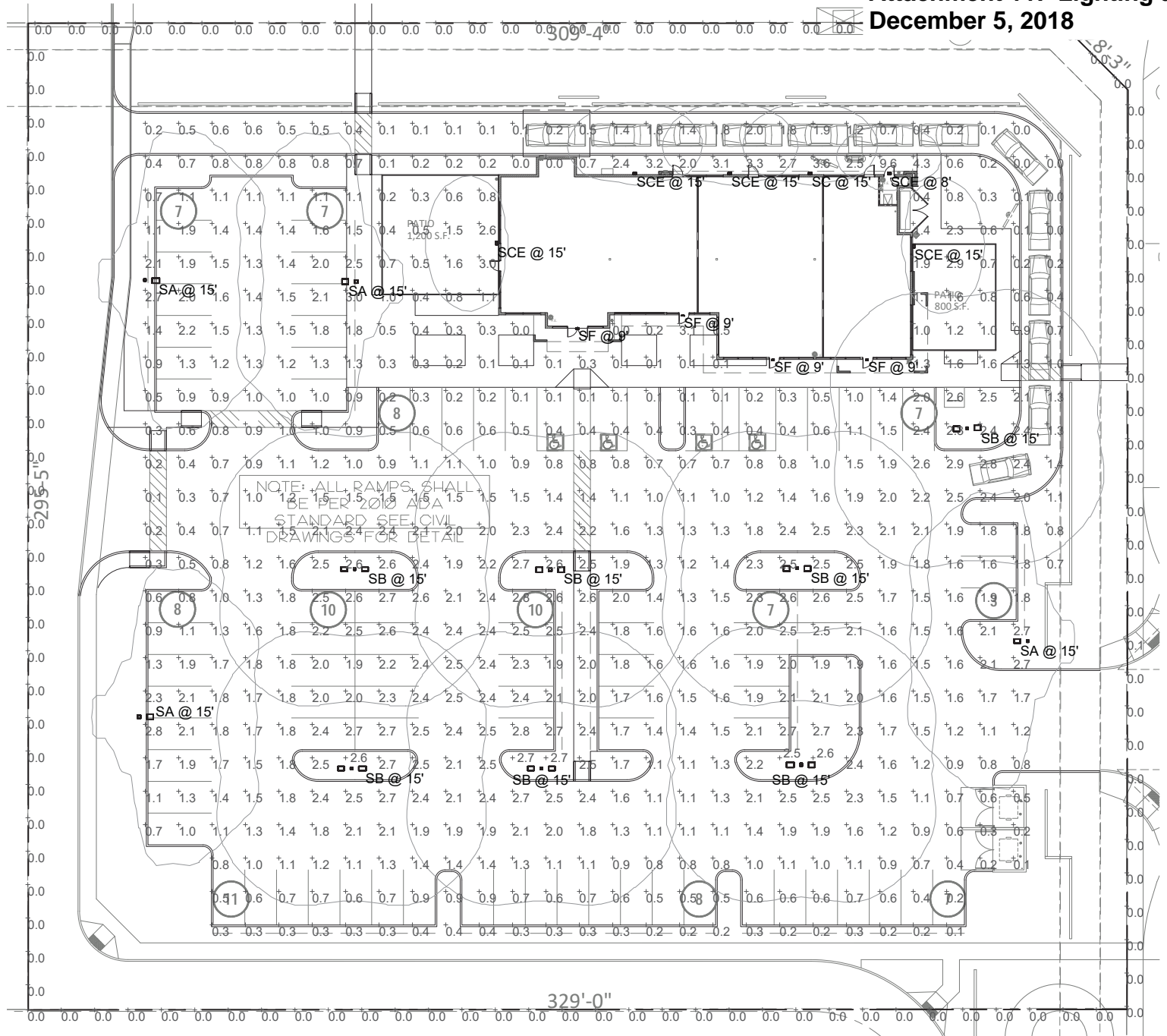
Project Title: VAL VISTA AND QUEEN CREEK LOT #6
Data filename: D:\Dropbox (Ardebili & Bonum)\Ardebili Engineering\01_Projects\2018\18357_RKKA_Val Vista ar
Queen Creek Lot #6\04_Calculations\18357_IECC.cck
Report date: 10/02/18
Page 1 of 5



LIGHT POLE AND FIXTURE 'SA' & 'SB'






NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA AND BE STAMPED AND SEALED ACCORDINGLY AS A DEFERRED SUBMITTAL.

N.T.S.



PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	4	Lithonia Lighting	KAD LED 20C 700 40K R3 MVOLT (MOUNTING) (FINISH) / POLE 15'	KAD LED, 20 LED, 700mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS.	LED	KAD_LED_20C_700_40 K_R3_MVOLT.ies	5637	0.91	45
	SB	7	Lithonia Lighting	(2) KAD LED 20C 530 40K R5 MVOLT (MOUNTING) (FINISH) / POLE 15'	KAD LED, 20 LED, 530mA MVOLT DRIVER, 4000K, TYPE 5 OPTICS.	LED	KAD_LED_20C_530_40 K_R5_MVOLT.ies	4704	0.91	70
	SC	1	Lithonia Lighting	WST LED P1 40K VW MVOLT (FINISH)	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT	LED	WST_LED_P1_40K_VW_MVOLT.ies	1659	0.91	12
	SCE	5	Lithonia Lighting	WST LED P1 40K VW MVOLT E7WH (FINISH)	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT - WITH EM BATTERY	LED	WST_LED_P1_40K_VW_MVOLT.ies	1659	0.91	12
	SF	4	EELP	OMEL 10W (MOUNTING) EM (FINISH) SW-SD	EXTRUDED ALUMINUM HOUSING, FROSTED PLASTIC ENCLOSURE.	LED	ODEL.ies	494	0.91	10.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC @ GRADE	+	1.4 fc	9.6 fc	0.0 fc	N/A	N/A
PROP LINE - 5'	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A



ARDEBILI
Engineering

Project Number: 18357 | Project Manager: OA
8100 E Indian School Rd, Suite 205, Scottsdale, AZ 85251
P: 480.361.6289 | F: 480.247.4993 | ardebilieng.com

VAL VISTA AND QUEEN CREEK LOT #6

SWC OF QUEEN CREEK RD AND KEY BISCAVNE DR
NEW SEC OF QUEEN CREEK ROAD AND VAL VISTA DRIVE
GILBERT, ARIZONA

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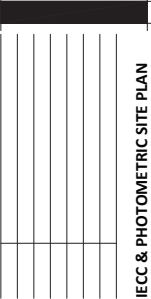
design by: GJH
drawn by:
checked by: OA

E0.0

project: 18141



RKAA
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900



NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES TO BE BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT OF COSTS AS A LUMP SUM OR IN OTHER CYCLES. CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES, A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT TO HAVE BEEN APPROVED BY THE ARCHITECT. ADDRESS: 3480 N. LANE, PHOENIX, ARIZONA 85018 CONTACT: BRAN ARDEBILI ENGINEERING

Pad Site Development Guidelines Val Vist & Queen Creek April 25, 2016



APPROVED

Design Review Board

DR16-03

Case #

5/12/16

Date

Subject to Conditions of Approval

APPROVED

Design Review Board

DR16-03

Case #

Date

5/12/16

Subject to Conditions of Approval

Project Team



SPECTRUM
RETIREMENT COMMUNITIES, LLC

OLSSON®
ASSOCIATES

GastingerWalker&

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I. Project Overview

A. Architectural Design Review

1. General Scope: Prior to commencing any work, Applicant shall engage a Registered Architect and/or Registered Consulting Engineers to design and produce the necessary and applicable documents/drawings for review by the Master Developer before any submission to the Town of Gilbert (the "Town"). The Master Developer shall conduct a review of the Applicant's documents/drawings in 2 phases: preliminary design review and final construction document review.
 - a. Preliminary Design Review: Applicant must provide, at a minimum, electronic drawings of the following: civil site plan showing proposed improvements including topography, site amenities, buildings, utilities, site lighting, signage, drives, and parking; landscape plan showing proposed landscape; building floor plans and exterior elevations (4-sided architecture) and any proposed signage elevations; and proposed colors and materials. Include colored elevations and one main 3D view. Reviews shall be complete within 15 days of confirmation of receipt of Applicant's documents/drawings by the Master Developer. Submit prior to closing on the land.
 - b. Construction Document Review: Provide an electronic copy of the construction document(s) set including all consultant drawings and specifications before submission to the Town. The design at construction document review must be substantially the same as was approved by the Master Developer for the Preliminary Design Review. Reviews shall be complete within 15 days from of confirmation of receipt of Applicant's documents/drawings by the Master Developer. Approval by the Master Developer of the construction document(s) is required prior to construction start.
 - c. Any design changes desired by Applicant after Master Developer approval must be reviewed by the Master Developer before submission to the Town and/or commencement of construction.
 - d. Any deviation to the approved ordinances, zoning and stipulations will need to be approved through the standard procedures by the Town of Gilbert.
 - e. Approval will not be unreasonably withheld, conditioned, or delayed. The approval required of the Architectural Review Committee shall be in addition to, and not in lieu of, any approvals or permits that may be required under any federal, state or local law, statute, ordinance, rule or regulation.
 - f. Deviation from these guidelines is not allowed unless otherwise approved by the Master Developer in writing.
 - g. Subsequent approval shall meet DR16-03 approval and/or the intent of this Design Guidelines document for colors, materials and architectural styles.
2. The developer reserves the right to evaluate specific items not addressed by these criteria if those items impact the function or overall appearance of the project.
3. Local government rules and regulations shall govern if in conflict with these criteria.



II. Site Plan

- A. Master Site Plan The site plan for this project is set up as a mixed use development. The site is made up of commercial uses along Val Vista and Queen Creek allowing for pad and small multitenant users to benefit from the traffic and exposure of those arterials. Southeast of the commercial uses will be a proposed congregate care facility providing assisted, independent, and memory care. Further buffering the single family residents to the south and east are congregate care casitas serving as an option for residents who might not require living in the full congregate care facility but want to have some of the benefits.

The site plan will provide for contiguous pedestrian paths throughout the site connecting the neighborhood and school to the west into the project and through it. The site will have standard driveway spacing meeting Gilbert requirements to the surrounding streets and each entrance will include a decorative paving feature.

The site has a mix of straight and curvilinear drives throughout providing a more interesting experience for pedestrians and automobiles.

See attached overall development plan Exhibit A

- B. Internal Driveway Cross Sections: Driveway locations are determined by standard Gilbert required separation distances and existing adjacent access locations. The driveways will typically be crowned drives with landscaping or parking on either side. Public water and private sewer lines will generally be located within the loop roads.

See Exhibit B for Cross Section Detail.

C. Project Screening

1. Site Walls to be stucco with stone veneers pillars as shown in Exhibit C. Parking screen walls to be between 3 and 4 feet tall with the exact height per the direction of the city.
2. Areas to be screened include loading areas, parking, private open spaces, trash enclosures and ground mounted equipment.
3. Trash enclosure walls to be 6 feet tall unless required to be taller by the Town. They shall be screened to reasonably hide them from the public way and within the development.
4. Back of house or loading dock functions should be screened from public right-of ways.
5. See Exhibit C for Screening Details.

D. Parking Locations and Design Canopies

1. Large scale parking areas should be located away from the arterials streets. Parking, drive lanes and loading zones are not allowed within required landscape setbacks.



III. Landscape

- A. Project entry feature and details. The project will generally have two entrance types, major and minor. The major entrance will have slightly more landscaping and normally have a sign incorporated into the entrance. The minor entry drive will have slightly less landscaping, but will maintain a level of design to compliment the site and provide users with a sense of entry at the project.

See Exhibit D for major and minor entry features.

- B. Project entry drives cross section. The cross section at the drive entry will generally be the same between minor and major entrances with the only difference being the level of landscape materials.

See Exhibit E

- C. Project Plant Palette: The landscape design shall incorporate plants from the below Plant Palette.

PLANT PALETTE:

Trees:

Acacia salicina	Willow Acacia
Acacia smallii	Sweet Acacia
Caesalpinia mexicana	Mexican Bird of Paradise
Chitalpa 'Pink Dawn'	Pink Dawn Chitalpa
Dalbergia sissoo	Sissoo
Prosopis 'AZT' thornless	Thornless Mesquite
Quercus virginiana 'Heritage'	Heritage Live Oak
Sophora secundiflora	Silver Texas Mountain Laurel

Palm trees:

Phoenix dactylifera	Date Palm
Washintonia	Fan Palm

Shrubs:

Bougainvillea 'Torch Glow'	Torch Glow Bush Bougainvillea
Dodonaea viscosa 'Purpurea'	Purple Leaf Hopseed Bush
Eremophila maculate 'Valentine'	Valentine Bush
Euphorbia biglandulosa	Gopher Plant
Hibiscus	Pink Hibiscus
Justicia spicigera	Mexican Honeysuckle
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage
Leucophyllum zygophyllum 'Cimarron'	Cimarron Sage
Ruellia penninsularis	Desert Ruellia
Russelia equisetiformis	Firecracker Plant
Tecoma stans	Sparklette
Tecoma 'Orange Jubilee'	Orange Jubilee

Accents:

Agave geminiflora	Century Plant
Dasyllirion longissimum	Toothless Desert Spoon
Dietes bicolor	Butterfly Iris
Hesperaloe	Hesperaloe



Pedilanthus macrocarpus
Yucca

Ladyslipper
Yucca

Groundcovers:

Chrysactinia Mexicana
Eremophila glabra 'Mingenew Gold'
Lantana

Damianitia
Emu
Lantana

- D. Hardscape and non-vegetative ground cover needs to be in substantial conformance with the attached site plan. Use of specialty pavement at all internal sidewalks and crossings (except as mandated by the ADA) per the approved pattern noted on the site plan.

Decomposed Granite

Express Gold ½" screened
Rip Rap – Express Gold 2"-4"

- E. Site amenities - See Exhibit F for approved site amenities.

IV. Building Architecture

A. Massing

1. The mass of the building should respect and respond to the surrounding buildings. Varied roof lines and footprints shall be utilized to break up the façade to respond to the adjacent residential neighbors.
2. Provide horizontal and vertical building breaks of at least 2 feet at reasonable intervals.

B. Scale and Context

3. Building(s) should be appropriate scale for the site and its surroundings. It should complement the other buildings. Consideration should be given to how the building relates in features to the surrounding buildings.

C. Exterior Façade

1. The primary veneer of exterior walls shall be a combination of stucco and stone veneer.
2. Building design should be four sided design.
3. A maximum of 6 inches of exposed foundation allowed.
4. Accent materials may be used such as architectural metal, brick, stained wood and may be used.
5. Highly reflective materials are not allowed.
6. The roof shall either be a flat roof, concealed by a parapet, or a low sloping clay or concrete tile.
7. Accessory structures, such as carports, may be a flat metal roof.
8. Retail entries to be pedestrian-scaled with an architecturally integrated cover.
9. Arcades, significant overhangs, awnings and other integral shade elements are highly encourage.
10. Building entrances should be prominent and easily identifiable and well lit.



- D. Color and Material Selection
 - 1. Colors and materials should be complementary to the existing buildings on site.
 - 2. See Exhibit G for a materials and color palette.
- E. Roof Mounted Equipment
 - 1. Mechanical Equipment shall be fully screened at the ground level. This includes utility meters and associated piping, trash compactors, transformers, ground installed equipment, service areas and grease interceptors.
 - 2. External roof access equipment is not allowed.
 - 3. Rooftop equipment shall be fully screened from adjacent properties and the public way by parapet walls or sloped roof elements. Roof mounted equipment shall not be visible.
 - 4. Roof mounted equipment is not allowed on pitched roofs.
- F. Carports
 - 1. See Exhibit J for Carport Design
- V. Site Lighting – Exhibit H
 - A. Parking Lot Lighting
 - 1. Pole lighting to be Spaulding Cimarron LED CL1S Dark Bronze– See attached cut sheet.
 - 2. Pole and mounting shall be 16'-0" square straight steel pole, 6" above finished graded concrete base with overall mounting height of 16'-6". Dark Bronze
 - 3. Any canopy lighting shall be Lithonia LED Canopy Light. Catalog number DSXSC LED.
 - 4. If flag pole or up lighting is required Lithonia LED round ground mounted flag pole light catalog number OLBF shall be used.
 - 5. Each site will be responsible for lighting the adjacent ½ of their internal loop roads.
 - B. Pedestrian Lighting
 - 1. Sufficient lighting for the project will be provided by the parking lot lighting.
 - C. Building Lighting – Provide building lighting that is complimentary to the building architecture. Examples of approved building light are found in Exhibit H. Other fixtures approved at the discretion of the town of Gilbert and Developer.
- VI. Signage – Refer to the Comprehensive Sign Plan (Not included in this document).



Exhibit A
Master Site Plan



C01	PRELIMINARY SITE PLAN
C02	PRELIMINARY GRADING AND DRAINAGE PLAN
C03	PRELIMINARY GRADING DETAILS
C04	PRELIMINARY DETAILS
C05	PRELIMINARY WALL PLAN-1
C06	PRELIMINARY WALL PLAN-2
C07	PRELIMINARY WALL PLAN-3
C08	PRELIMINARY WALL PLAN-4
C09	PRELIMINARY UTILITY PLAN
C10	PRELIMINARY PHASING PLAN
SL1	PRELIMINARY SITE LIGHTING PHOTOMETRIC PLAN
SL2	PRELIMINARY ELECTRICAL SCHEDULES AND CUT SHEETS

- 1 PROP. SCREEN WALL
- 2 PROP. 6" CURB
- 3 PROP. ADA PARKING SPACES
- 4 PROP. CURB ACCESS RAMP
- 5 PROP. TRASH ENCLOSURE
- 6 PROP. COVERED PARKING
- 7 PROP. CONCRETE SIDEWALK (WIDTH PER PLAN)
- 8 PROP. DECEL LANE
- 9 REMOVE CURB, SAWCUT 2' PAVEMENT
- 10 PROP. FIRE LANE PATH
- 11 PROP. BARRICADE
- 12 EXIST. SIDEWALK TO REMAIN
- 13 PROP. PAVEMENT
- 14 PROP. PARKING (STALLS ARE 9' X 18' MIN) WITH 30" OVERHANG
- 15 RELOCATE EXIST. TRAFFIC SIGN
- 16 RELOCATE EXIST. LIGHT POLE
- 17 PROP. MONUMENT SIGN
- 18 PROP. FLAG POLE,
- 19 PROP. VISIBILITY TRIANGLE
- 20 PROP. DECO PAVING PER TOG STD. DTL. GIL-250, ASHLAR SLATE. COORDINATE WITH ARCHITECT FOR COLOR
- 21 50' X 250' ARTERIAL LANDSCAPE SETBACK
- 22 PROP. GAZEBO SEE LANDSCAPE PLANS FOR DETAILS.
- 23 PROP. BIKE RACK SEE LANDSCAPE PLANS FOR DETAILS
- 24 PROP. FLUSH RIBBON CURB
- 25 PROP. SHOPPING CENTER SIGN
- 26 FUTURE RAMP LOCATION BY LOT DEVELOPER
- 27 PROP. MEMORY GARDEN. SEE LANDSCAPE PLAN L04 FOR DETAILS.

SIGN
STREET LIGHT
COVERED PARKING
SUBJECT PROPERTY BOUNDARY
SECTION LINE
MONUMENT LINE
PUBLIC RIGHT-OF-WAY (R/W)
EASEMENT LINE
MINOR CONTOUR
MAJOR CONTOUR
30" PARKING OVERHANG

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- MINIMUM 4' SIDEWALK ADJACENT TO PARKING AREA AND 30' TO ACCOMMODATE CAR OVERHANG. SEE PLAN DIMENSION FOR S/W WIDTH.

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. MINIMUM 4' SIDEWALK ADJACENT TO PARKING AREA AND 30" TO ACCOMMODATE CAR OVERHANG. SEE PLAN DIMENSION FOR S/W WIDTH.

NET SITE AREA	(863,662 SQ. FT.) 19.83 AC
GROSS SITE AREA	(1,085,855 SQ. FT.) 24.93 AC
ZONING	(SC WITH PAD OVERLAY)
CONGREGATE CARE LAND AREA	(261,487 SQ. FT.) 6.00 ACRES

TOTAL BLDG S.F. (FLOORS 1-3)	172,000 SQ. FT.
TOTAL CASITA S.F.	20,064 SQ. FT.
MAXIMUM S.F.	210,000 SQ. FT.
<u>PARKING REQUIREMENTS:</u>	
TOTAL REQUIRED:	
.5 PKG SPACE/UNIT (190)	95 SPACES
TOTAL PARKING PROVIDED:	127 SPACES

OWNER/DEVELOPER
SPECTRUM RETIREMENT
COMMUNITIES, LLC
200 SPRUCE STREET, SUITE 200
DENVER, CO 80230
PHONE: (303) 360-8812
FAX: (303) 360-8814
CONTACT: MIKE LONGFELLOW

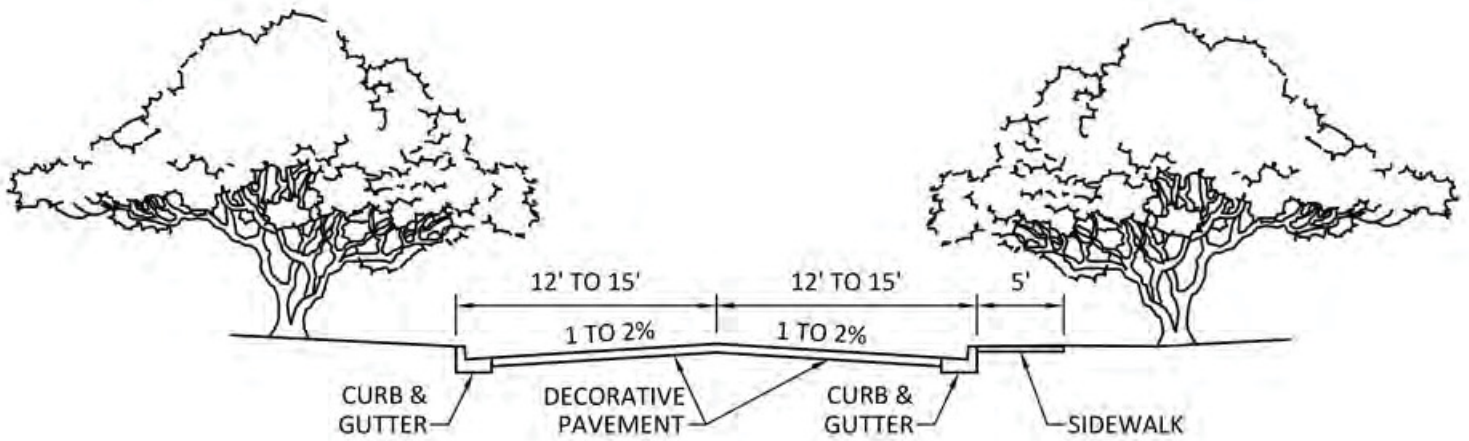
ARCHITECT
OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: PIM VAN DER GIESSEN

GASTINGER WALKER
HARDEN+BEETRIPLETT BUCK
817 WYANDOTTE
KANSAS CITY, MO 64105
PHONE: (816) 569-0834
CONTACT: LAURA SCOTT

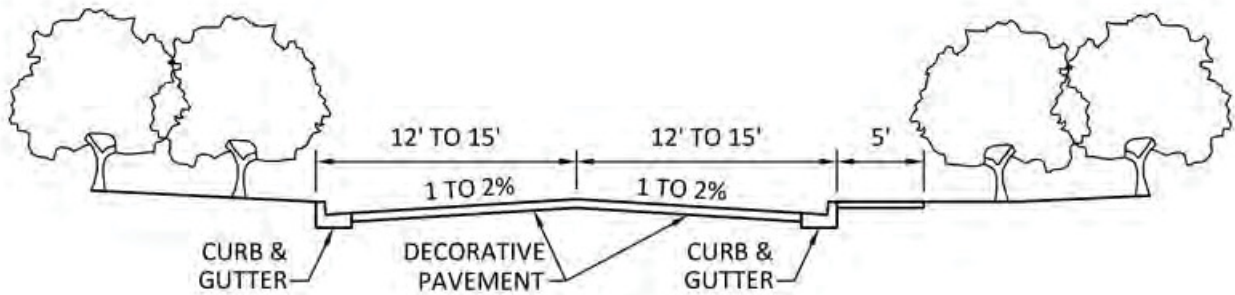
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Exhibit B
Internal Driveway





MAJOR



MINOR

ENTRY DRIVES CROSS SECTION

SCALE: NTS



SPECTRUM
RETIREMENT COMMUNITIES, LLC

Exhibit 'B'

The Enclave at Gilbert Senior Living

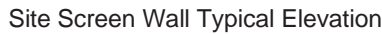
APRIL 25, 2016

OLSSON[®]
ASSOCIATES

Gastinger Walker

Exhibit C
Screening





1

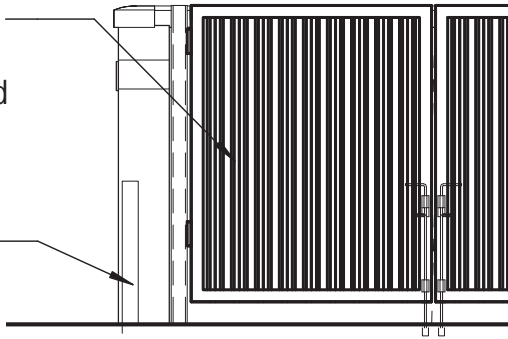


2
C1

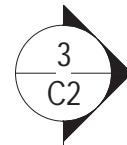


Metal gate, solid,
painted to match
fascia color, typical

Steel bollard painted
to match medium
accent color,
embedded in
concrete



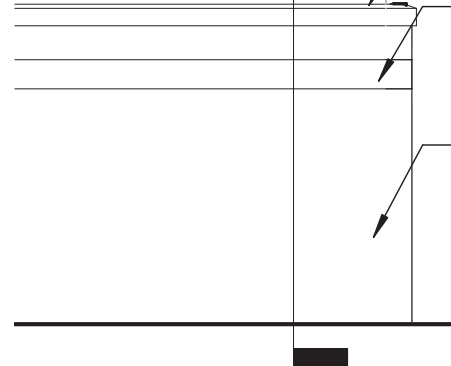
1	Elevation at Trash Walls
30.01	1/4" = 1'-0"



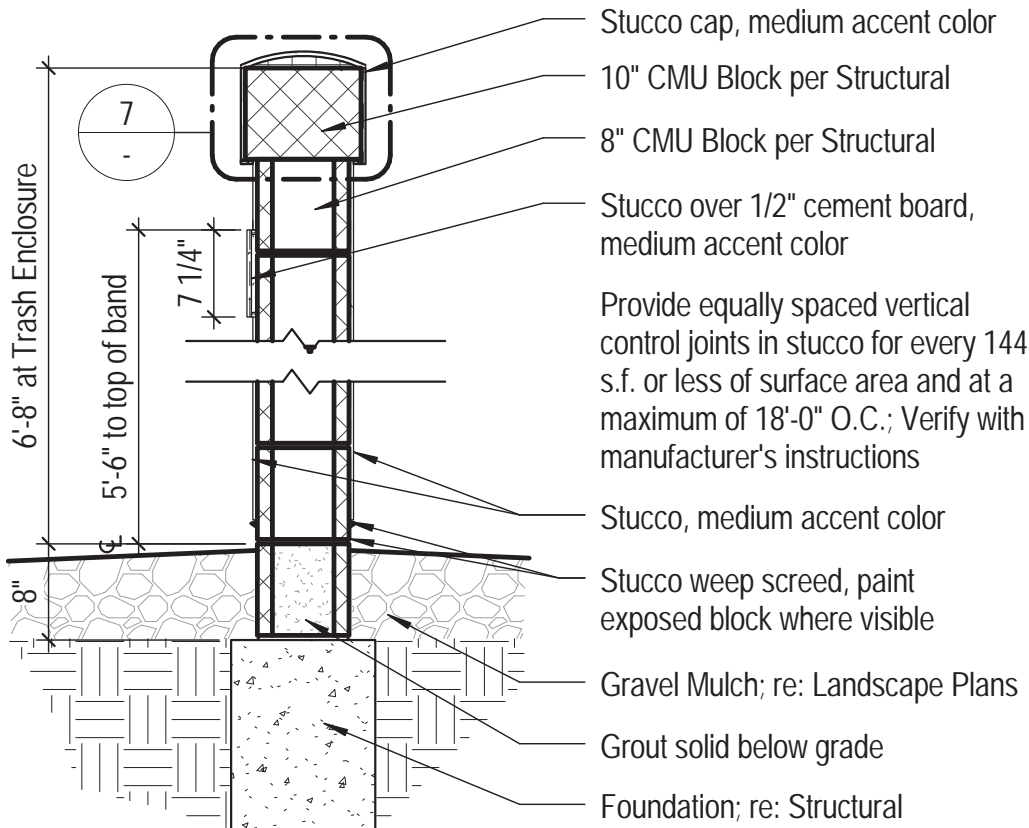
Stucco cap

Stucco trim

Stucco



2	Elevation - Trash Enclosure
30.01	1/4" = 1'-0"

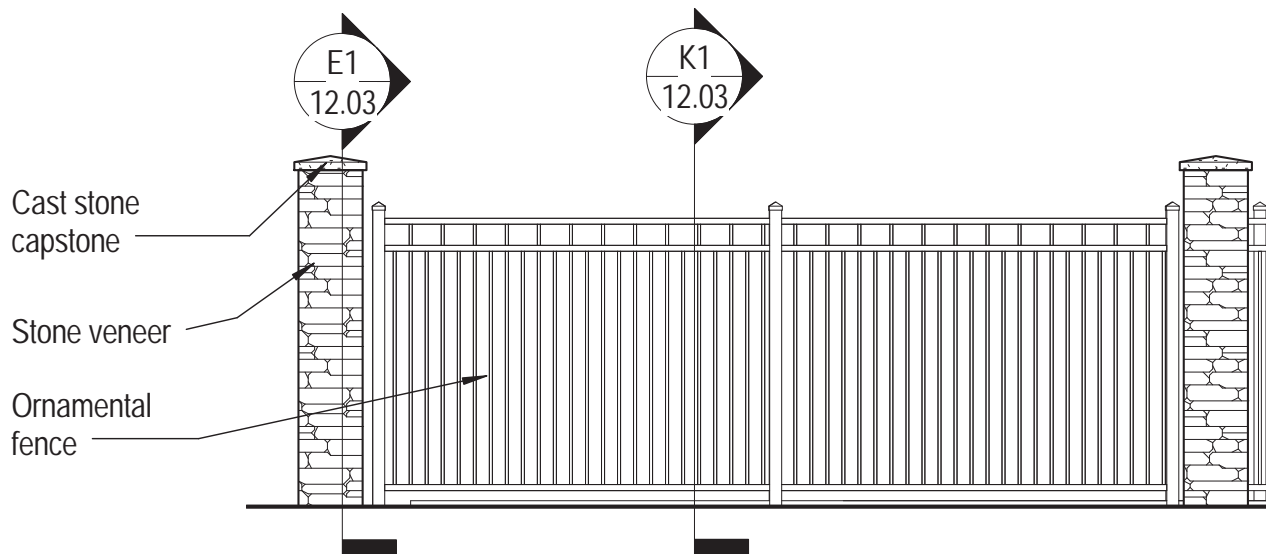


3	Section at Trash Wall
	3/4" = 1'-0"

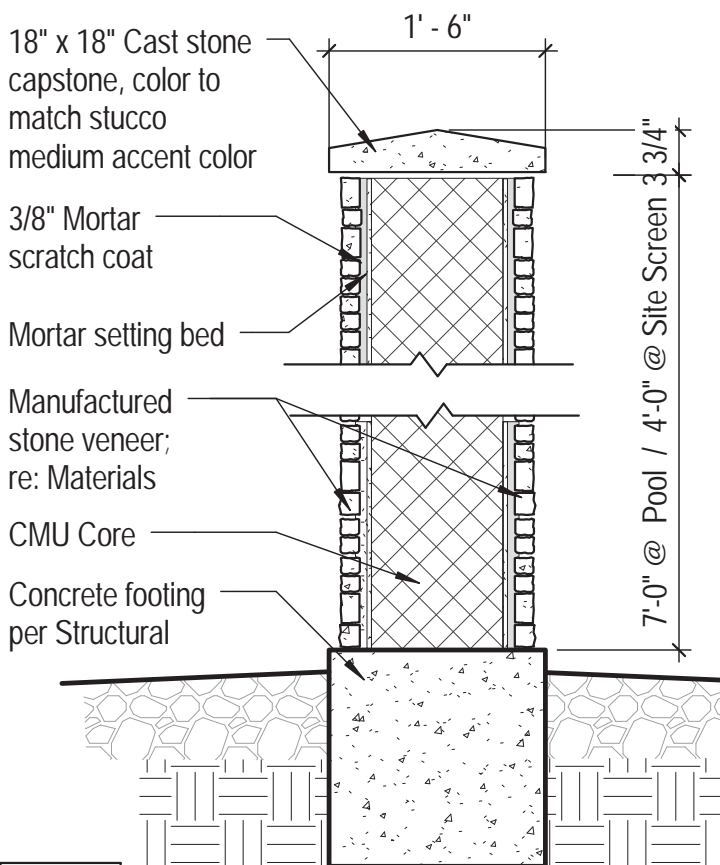


The Enclave at Gilbert Senior Living
Spectrum Retirement
Exhibit C2 Screening

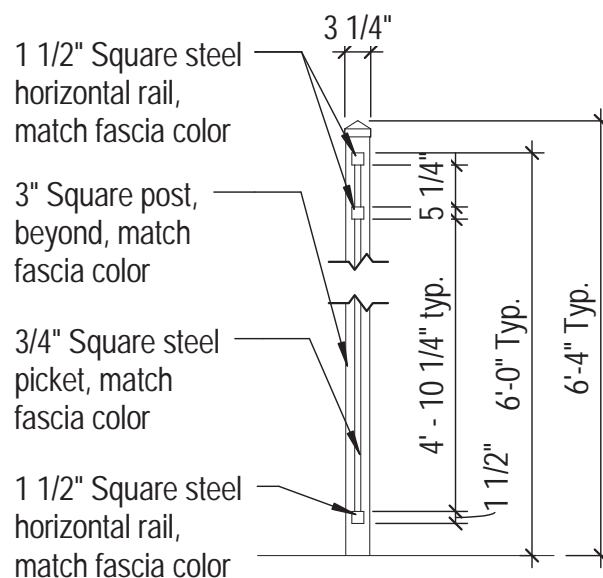
25 April 2016



1	Elevation - Fence
---	1/4" = 1'-0"



2	Section at Pillar Typical
	3/4" = 1'-0"



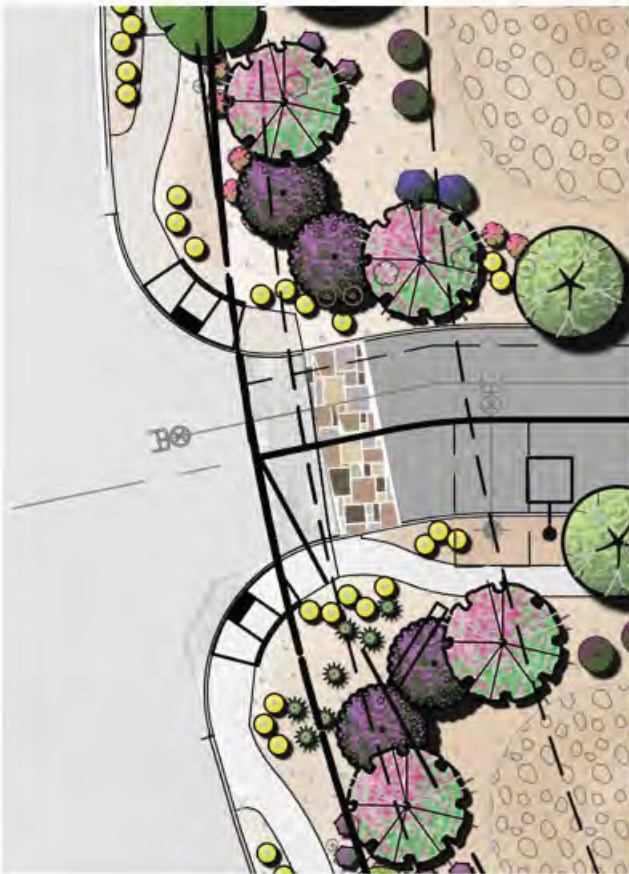
3	Section at Fence
	1/2" = 1'-0"



Exhibit D
Project Entry Features



PLANT LEGEND



TYPICAL MAJOR ENTRY FEATURE
SCALE: NTS



TYPICAL MINOR ENTRY FEATURE
SCALE: NTS

TREES

BOTANICAL NAME COMMON NAME

-  *Acacia smallii*
Sweet Acacia
-  *Acacia salicina*
Willow Acacia
-  *Chitalpa 'Pink Dawn'*
Pink Dawn chitalpa
-  *Sophora secundiflora*
Silver Tx Mountain Laurel

ACCENTS

BOTANICAL NAME COMMON NAME

-  *Agave geminiflora*
Century Plant
-  *Dasyllirion longissimum*
Toothless Desert Spoon
-  *Hesperaloe parviflora*
'Brakelights' Hesperaloe
-  *Yucca recurvifolia*
Soft Leaf Yucca

GROUND COVERS

BOTANICAL NAME COMMON NAME

-  *Chrysactinia mexicana*
Damianita
-  *Lantana montevidensis*
Trailing Lantana
-  *Lantana x 'New Gold'*
New Gold Lantana



SPECTRUM
RETIREMENT COMMUNITIES, LLC

Exhibit 'D'

The Enclave at Gilbert Senior Living

APRIL 25, 2016

OLSSON[®]
ASSOCIATES

Gastinger Walker &

Exhibit E
Entry Drives



Cross-Sections to be revised and provided to and
approved by the Planning Department prior to
construction documents

Exhibit F
Site Ammenities





6' Bench with Back
 Manufacturer: Keystone Ridge
 Model: Reading
 Color: Copper Vein



32 Gallon Trash Receptacle
 Manufacturer: Keystone Ridge
 Model: Reading
 Color: Copper Vein



Water Fountain - 3 Vase
 Manufacturer: Aqua Bella
 Model: Tuscany
 Color: Hand Selected by Owner Rep



Bike Rack
 Manufacturer: Keystone Ridge
 Model: Reading
 Color: Copper Vein

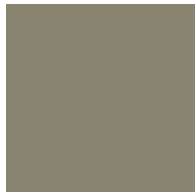


Planter Pots
 Manufacturer: Kornegay Design LLC
 Model: Mex Bold
 Color: Davis Integral Color 'Taupe'

Exhibit G
Color and Material



Color Palette (Sherwin Williams colors, typical)



SW6172
Hardware



SW7515
Homestead
Brown



SW6109
Hopsack



SW7731 San
Antonio Sage



SW6122
Camelback



SW7738
Cargo Pants



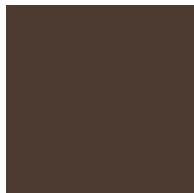
SW7052 Gray
Area



SW6108 Latte



SW7048
Urbane
Bronze



SW6076
Turkish
Coffee



SW7062
Rock Bottom



SW7745
Muddled Basil



SW6349
Pennywise



SW0012
Empire Gold



SW6243
Distance



SW7715 Pottery
Urn

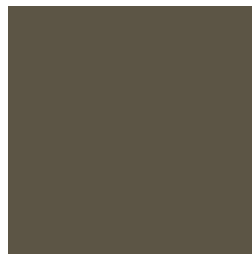


SW6921 Electric
Lime

Materials



Stone Veneer
- Boral, Cultured Stone, Southern Ledgestone,
Chardonnay
- Boral, Cultured Stone, Southern Ledgestone,
Echo Ridge



Metal Roof
- Kynar 500 Medium Bronze
- Kynar 500 Slate Gray



Anodized Aluminum -
clear

Exhibit H
Lighting



CIMARRON LED

Cat.#

Job

Type



Approvals

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

Optics:

- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection - 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 4)

Controls:

- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

Lumen maintenance:

- L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern

- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>
- IDA approved • IP65

PRODUCT IMAGE(S)



90 LED 3/4 VIEW



30 LED

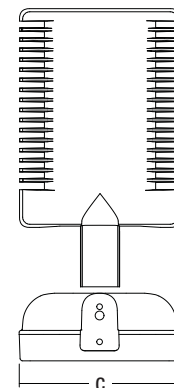
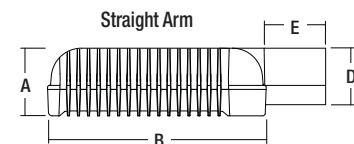
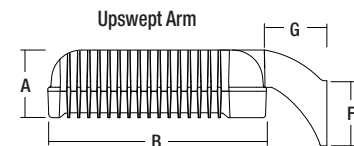


60 LED



90 LED

DIMENSIONS



A	B	C	D	E	F	G
6 3/4" 171mm	21 3/4" 552mm	16" 406mm	6 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 155mm

CERTIFICATIONS/LISTINGS



ORDERING INFORMATION SEE NEXT PAGE



Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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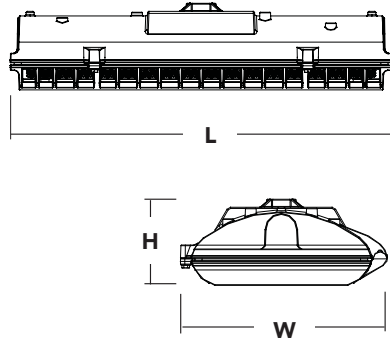
D-Series LED Surface Canopy



d^{series}

Specifications

Length:	17-3/4" (45.1 cm)
Width:	8-1/2" (21.6 cm)
Height:	3-7/16" (8.7 cm)
Weight (max):	16 lbs (7.3 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Surface Canopy luminaire is ideal for covered walkways or drive-thrus, semi-covered outdoor aisles, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaire counts while still meeting IES criteria, lowering overall energy consumption.

Its expected service life of over 100,000 hours (20 years of nighttime operation) combined with the available motion/ambient sensor offers an extremely low maintenance solution that yields quick payback.

Ordering Information

EXAMPLE: DSXSC LED 20C 700 40K T5M MVOLT SRM DWHXD

DSXSC LED						
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSXSC LED	10C 10 LEDs (one engine) ^{1,2} 20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ³	T5E Type V, entryway ⁴ T5M Type V, medium T5W Type V, wide T5R Type V, rectangular ASY Asymmetric	MVOLT ⁵ 277 ⁵ 120 ⁵ 208 ⁵ 240 ⁵ 347 ⁶ 480 ⁶	Shipped included SRM Surface mount (12-inch length supply leads)

Options	Finish (required)
Shipped installed HS House-side shield (housing visor) ⁷ SF Single fuse (120, 277, 347V) ^{8,9} DF Double fuse (208, 240, 480V) ^{8,9} SPD Separate surge protection ¹⁰ CFMH Cover finish matches housing ¹¹ PIR Motion/ambient sensor for 8-15' mounting heights ¹² PIRH Motion/ambient sensor for 15-30' mounting heights ¹² PIR3FC3V Motion/ambient sensor for 8-15' mounting heights and for typical applications requiring daylight harvesting and Title 24 compliance ¹²	Shipped separately BDS Bird shroud ⁷ PIRH3FC3V Motion/ambient sensor for 15-30' mounting heights and typical applications requiring daylight harvesting and Title 24 compliance ¹² XAD XPoint™ Wireless enabled ¹³ XADN XPoint™ Wireless enabled for emergency circuit ¹³ XAD PIR XPoint™ Wireless enabled motion/ambient sensor for 8-15' mounting heights ^{13,14} XAD PIRH XPoint™ Wireless enabled motion/ambient sensor for 15-30' mounting heights ^{13,14} XADN PIR XPoint™ Wireless enabled motion/ambient sensor for emergency circuits for 8-15' mounting heights ^{13,14} XADN PIRH XPoint™ Wireless enabled motion/ambient sensor for emergency circuits for 15-30' mounting heights ^{13,14}
	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze

Accessories

Ordered and shipped separately.

DSXSCHS U	House-side shield (1 per light engine)
DSXSCHDSSJ DWHXD U	Bird shroud for SRM on surface J-box only, white (specify finish)

NOTES

- Available with 700mA or 1000mA option only.
- Not available with 347 or 480V.
- AMBPC only available with 530mA or 700mA.
- DesignLights Consortium qualified.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- N/A with one light engine (10C). Only available with 700mA or 1000mA.
- Also available as a separate accessory; see Accessories information at left.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with XAD.

- See the electrical section on page 3 for more details.
- Available with DNAXD or DDBXD only.
- PIR & PIR3FC3V specifies the Acuity Controls [SBOR 10 ODP](#) motion/ambient sensor, the PIRH & PIRH3FC3V specifies the Acuity Controls [SBOR 6 ODP](#) motion/ambient sensor.
- Dimming driver standard. Not available with 347V or 480V. Not available with fusing.
- XAD PIR specifies the Acuity Controls [XPA SBOR10](#) wireless controller, the XADN PIR specifies the Acuity Controls [XPA SBOR10](#) wireless controller, the XAD PIRH specifies the Acuity Controls [XPA SBOR6](#) wireless controller, and the XADN PIRH specifies the [XPA SBOR6](#) wireless controller.



FEATURES & SPECIFICATIONS

INTENDED USE

The OLB LED Bullet Floodlight is a long-lasting energy-efficient landscape flood light. Available with spot or flood optics making it ideal for many commercial and residential outdoor applications such lighting of landscapes, building details and flag poles.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in the lower housing promoting a low operating temperature and long life. Housing is sealed against moisture and environmental contaminants (IP65).

Finish: Exterior parts are protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Optics are engineered for superior field-to-beam ratios, uniformity and spacing. Available with 5H x 4V flood optics for illuminating larger objects or 2H x 2V spot optics for illuminating targets up to 50 feet away. Light engines are available in 3000K (80 CRI min.) or 5000K (66 CRI min.) configurations.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

Light engine consists of four (4) discrete LEDs directly mounted directly to the heat sink to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L82).

Driver is thermally isolated in base to promote long-life.

Operating temperature -30°C to 40°C.

INSTALLATION

Integral adjustable knuckle with 1/2-14 NPS threaded pipe facilitates quick and easy installation in a variety of mounting methods.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations within four feet of the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

Catalog
Number

Notes

Type

OLB

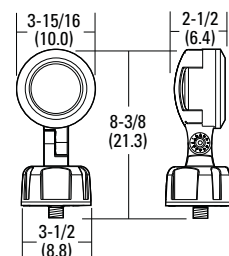
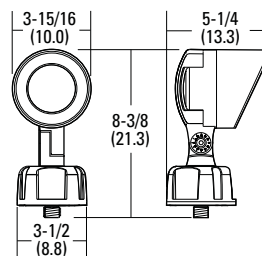
LED Bullet Flood Light



OLBF



OLBS



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: OLBF 8 30K DDB

Series	Light engine	Color temperature (CCT)	Voltage	Finish
OLBF 5x4 flood optics	8	30K 3000K	(blank) MVOLT	DDB Dark bronze
OLBS 2x2 spot optics		50K 5000K		

Recessed wall luminaire

Housing: Constructed of die cast and extruded aluminum with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: One piece die cast aluminum faceplate, 1/8" thick. Clear tempered glass with translucent white ceramic coating. Faceplate is secured by two (2) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: 10.1 W LED luminaire, 11.3 total system watts, -30° C start temperature. Integral 120V through 277 V electronic LED driver, 0 -10V dimming. The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4). Provided with 1/2" NPT threaded conduit entries.

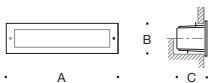
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground. Type non-IC. Protection class: IP64.

Luminaire Lumens: 96
Tested in accordance with LM-79-08

Type: V
BEGA Product #:
Project: Spectrum Projects
Voltage:
Color: Black
Options:
Modified:



Lamps		A	B	C
2192LED	ADA 9W LED	11¾	2 ½	4 ¼



6" ROUND LED DOWNLIGHT

L60

LED

CATALOG #:

TYPE:

PROJECT:

Spectrum Projects

NOTES:

EXAMPLE

L60 - L15/840 - CS - OPTIONS - DIM - 120

SERIES

LUMEN PACKAGE

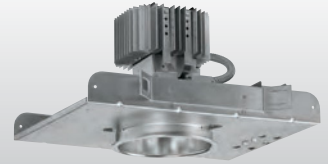
CRI & CCT

REFLECTOR FINISH

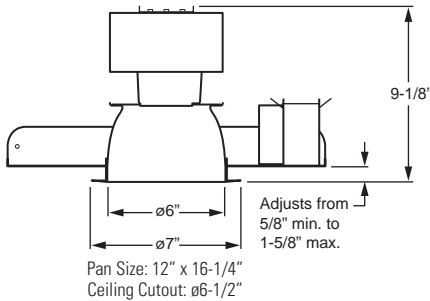
OPTIONS

DRIVER

VOLTAGE



CROSS SECTION



ORDERING INFORMATION

SERIES

L60 6" Round LED Downlight

LED PACKAGE

Example: L15/835			
LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE SYSTEM WATTAGE
L11	1,100	827 = 80 CRI, 2700K	17
L15	1,500	830 = 80 CRI, 3000K	20
L20	2,000	835 = 80 CRI, 3500K	27
L30	3,000	840 = 80 CRI, 4000K	39

Nominal lumens based on 3500K CCT, actual lumens may vary.

REFLECTOR FINISH (Must specify)

CS	Clear semi-specular (standard)
CG	Champagne gold
GD	Gold
PW	Pewter
SG	Satin-glow
SPC	Clear specular
STR	Straw
WH	Painted white reflector, textured (cannot be used with AC/CAL or MB/CAL)
WT	Wheat

OPTIONS

EM/7W	7-watt emergency driver (maximum 500 lumens module output in EM mode)
MWT	Matte white trim
AC/CAL	Accent cone with clear acrylic lens
MB/CAL	Micro-baffle with clear acrylic lens
LAD	Acrylic luminous disk (CS reflector only)
LADO	Acrylic luminous disk open (CS reflector only)
LAR	Acrylic luminous ring (CS reflector only)

DRIVER

Additional dimming drivers available, see Information Section .	
DRV	Driver prewired for non-dimming applications
DIM	Driver prewired for 0-10V low voltage dimming applications

VOLTAGE (Must specify)

120	120V
277	277V

FEATURES

- ▶ Rated for 50,000 hours at 70% lumen maintenance (L70).
- ▶ 1100-, 1500-, 2000-, or 3000-lumen module.
- ▶ 2700K, 3000K, 3500K, or 4000K color temperatures.
- ▶ LED module and driver accessible from below ceiling plane for ease of maintenance.
- ▶ 0-10V dimming down to 10% light output available.
- ▶ Optional system-integrated emergency LED driver available.
- ▶ Optional wet location under covered ceiling available when specified with AC/CAL or MB/CAL option.
- ▶ Finned, extruded aluminum, passive heat sink dissipates heat for superior thermal management.
- ▶ Integral pan throat field-adjusts to accommodate ceilings up to 1-5/8" thick.
- ▶ Self-flanged aluminum reflector offers maximum optical performance and provides crisp, clean installation without unsightly light leaks.
- ▶ Adjustable hanger brackets with bar hangers standard.
- ▶ Sturdy one-piece pan construction.
- ▶ This fixture is proudly made in the USA.



DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Eaton's proprietary LED LightBAR™ technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

SPECIFICATION FEATURES

Construction

HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **FACEPLATE / DOOR:** One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. **GASKET:** One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. **LENS:** Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics

Choice of six patented, high-efficiency AccuLED Optic distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in

4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, occupancy sensor and dimming options available.

Mounting

JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightBARs mount facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to

wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.



ENC/ENT/ENV ENTRI LED

1 - 2 LightBARs
Solid State LED

ARCHITECTURAL WALL
LUMINAIRE



CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
LM79 / LM80 Compliant
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

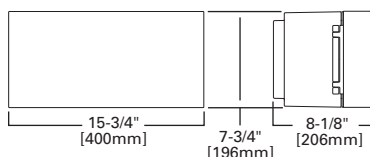
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16 lbs. (7.3 kgs.)



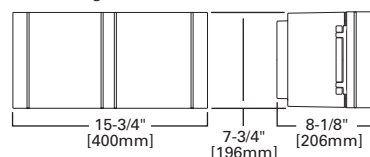
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DIMENSIONS

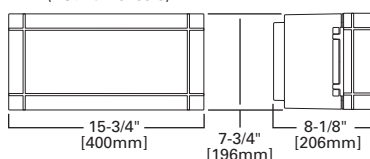
ENC (Round Clean)



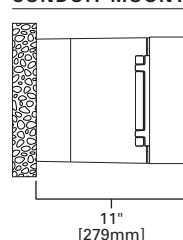
ENT (Triangle Reveals)



ENV (Round Reveals)



CONDUIT MOUNT / BATTERY BACK BOX



GUARDIAN W VHT LED



PROJECT :

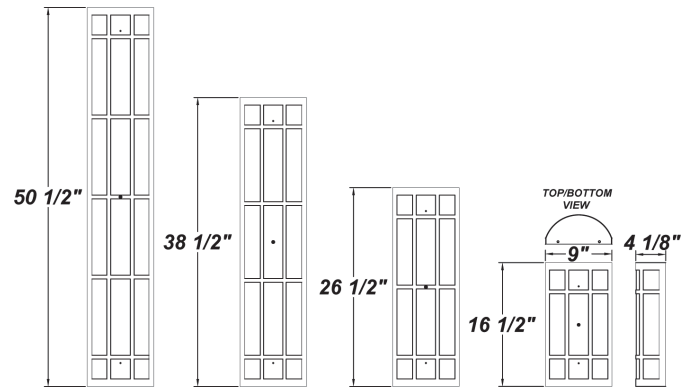
TYPE :

ORDERING # :

COMMENTS :

FEATURES

- Extruded Aluminum Housing w/ Matte Silver Polyester Powder Coat Finish
- Aluminum Fascia w/ Matte Silver Polyester Powder Coat Finish
- Die Cast Aluminum End Caps w/ Matte Silver Polyester Powder Coat Finish
- High Impact White Acrylic Diffuser (50% DR Acrylic)
- Steel Reflector w/ Hi-Reflectance White Powder Coat Finish
- Recessed Steel Screws
- Fixture Mounts Directly to Surface w/ Two Wall Anchors (Not Included)
- Over-Voltage, Over-Current, and Short-Circuit Protection w/ Auto Recovery
- 120V - 277V
- Surge Protector
- CSA Listed Wet Location For Wall Mount Only
- Motion Sensor



ORDERING INFORMATION

Example : (GRDW24-VHT - L46.5 - ZE1100 - WAL - SW - 40K)

Matte Silver is Standard Finish

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DRIVER OPTIONS	DIFFUSER	FINISH	OPTIONS
Guardian W VHT 16 1/2" (GRDW-VHT)	L33.6 - 33.6W LED Strip(s) L18.0 - 18W LED Strip(s)	120 - 277V (L18.0 is Dimmable From 120 - 230V)	12CV - 12V Constant Voltage Non-Dimming Electronic Driver (For L33.6) TE500 - 500mA ELV Low Voltage 2-Wire Electronic Driver (For L18.0) LE500 - 500mA Line Voltage 2-Wire Dimming Driver (For L18.0) (120V Only)	WAL - White Acrylic Lens	SM - Matte Silver TB - Textured Black AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper KC - Kenworth Chrome SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White	30K - 3000K Color Temp. 35K - 3500K Color Temp. (L18.0 Only) 40K - 4000K Color Temp. 51K - 5100K Color Temp. (L33.6 Only) ADA - ADA Compliant Fascia OEL - Single End Window (Only Available w/ADA Option) TEL - Twin End Windows (Both Ends) (Only Available w/ADA Option)
Guardian W VHT 2' (GRDW24-VHT)	L36.5 - 36.5W LED Strip(s) L46.5 - 46.5W LED Strip(s) L49.5 - 49.5W LED Strip(s) L70 life time for 50,000hr	(120 - 277V Dimmable For 0 - 10V)	ZE1050 - 1050mA 4-Wire Dimming Driver (For L36.5) (Dimmable 0 - 10V) ZE1100 - 1100mA 4-Wire Dimming Driver (For L46.5) (Dimmable 0 - 10V) ZE1150 - 1150mA 4-Wire Dimming Driver (For L49.5) (Dimmable 0 - 10V)		RAL Colors or Custom Match - Consult Factory	

REPLACEMENT PARTS

PART NO.

16" Acrylic LED Lens Assembly	38200
2' Acrylic LED Lens Assembly	38216

NOTES

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

ARRA 2009



BUY AMERICA ACT



Omnience™



CP3985-BRNZ



Oldenburg Tech Center
Kingstford, Michigan
Architect: Epstein Uhen Architects
Lighting Designer: Benya Lighting Design
Photo by: Boldt Photography



Features

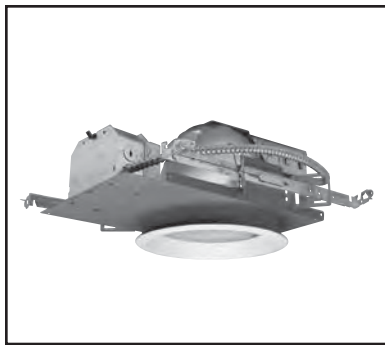
- 5 year product warranty
- Rolled extruded aluminum housing with upper perforations to provide a luminous glow to reduce ceiling contrast
- Oven cured no VOC acrylic powder coat
- 1/8" thick Lumieo™ white acrylic diffuser with matte finish, 55% transmission efficiency, UV stable
- Optional specialty diffuser materials available, including Vara Kamin's Impressions of Light® images, which are replicated from Kamin's original works of art
- Optional 1/8" thick impact resistant polycarbonate clear lens cover (CP3970 & CP3975 only)
- Easy tool-less relamping
- LED or fluorescent source
- High power factor electronic ballast
- Mounts through 4" octagonal by 2-1/8" deep electrical junction box (by others) to structural blocking (by others) with provided hardware for ceiling slopes up to 45 degrees from horizontal
- ETL listed to UL standards (US and Canada) for indoor damp locations. Not recommended for exterior applications

LED Features

- White source (3000K, 3500K, 4000K), 0-10V dimmable
- Modular design allowing replacement of the LED source and power supply
- Constant current LED technology to protect LEDs from experiencing "over current" conditions that can cause overheating and premature failure
- Thermally managed within manufacturer specifications to promote long LED life
- No ultraviolet or infrared, alleviating potential damage to art, fabric and materials
- Mercury free LED source reduces impact to waste stream

Suggested Variations

- Increase or decrease housing diameter
- Custom color or material
- Specialty acrylic diffusers
- Sloped ceiling adaptor for ceiling slopes greater than 45 degrees
- Alternate source
- Weather tether to secure fixture from wind or excess movement. Safety requirement for all outdoor covered applications



8" Horizontal Compact Fluorescent Lensed Downlights **LF8CFH**



13W, 18W or 26W Quad Tube
4-pin Lamps
120V, 208V, 240V, 277V, or 347V

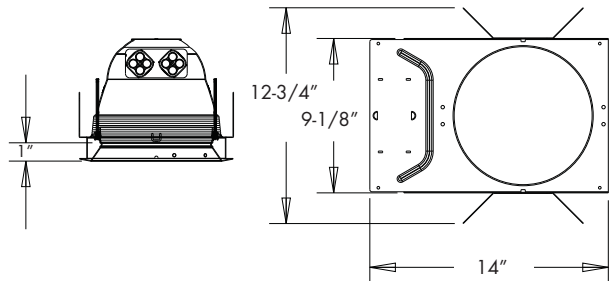
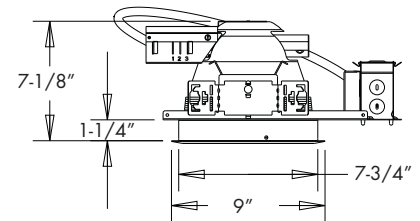
DATE: TYPE: H2

FIRM NAME:

PROJECT: Spectrum Projects

LiteFrame®

Ceiling Cutout: 8-1/4"
Maximum Ceiling Thickness: 1-1/4"
For conversion to millimeters,
multiply inches by 25.4
Not to Scale



APPLICATIONS:

The LF8CFH series offers horizontally lamped compact fluorescent lensed downlight fixtures. This luminaire is ideal for a wide variety of low to medium height ceiling applications including commercial, retail, hospitality, and design-build.

HOUSING:

One-piece 22-gauge galvanized steel platform. Prewired J-box with snap-on cover for easy access. Vented at lamp tip and socket for maximum light output. Same housing accommodates downlight, lensed downlight, and wall wash downlight reflectors.

REFLECTOR:

High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. White painted splay standard.

LAMPS:

Use two (2), 13W (G24Q-1 base), 18W (G24Q-2 base), or 26W (G24Q-3 base) quad tube 4-pin compact fluorescent lamps. Lamps furnished by others or as option below.

BALLAST:

One (1) Class 'P' 120V-277V HPF compact fluorescent electronic ballast for long life and quiet operation. All ballast options are equipped with end of life protection. Contact technical support for 347V. Accessible from below ceiling.

SOCKET:

Two (2) injection molded sockets (vented).

INSTALLATION:

Universal adjustable mounting brackets accept 1/2" EMT conduit or 1 1/2" or 3/4" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Light commercial bar hangers included.

LABELS:

UL listed or UL/CSA listed with CDN option for wet locations with lensed trims. UL, CUL listed for damp locations for EMR housing option. Approved for through wiring (4 in, 4 out). Non-IC type.

LAMP INCLUDED OPTION:

Specify lamp type Q4 (Quad 4-pin) and temperature as shown below.

Order housing, reflector and accessories separately.

CATALOG NUMBER:

EXAMPLE: LF8CFH226EB 8CFHCL LP13Q427K

HOUSING	WATTAGE	BALLAST	VOLTAGE	HOUSING OPTIONS	REFLECTOR	SPRAY COLOR	LENS	TRIM OPTIONS	ACCESSORIES
<input type="checkbox"/> LF8CFH	<input type="checkbox"/> 213 (2) 13W Quad <input type="checkbox"/> 218 (2) 18W Quad <input type="checkbox"/> 226 (2) 26W Quad	<input type="checkbox"/> EB Multi-volt	<input type="checkbox"/> Blank 120V-277V <input type="checkbox"/> CDN Canadian Electrical code compliant ballast disconnect <input type="checkbox"/> CDN 347V⁶ Canadian Electrical code compliant ballast disconnect	<input type="checkbox"/> CP³ Chicago Plenum <input type="checkbox"/> FSDFA Fuse kit installed at factory <input type="checkbox"/> RIF1^{2,3} Radio interference filter (single circuit) <input type="checkbox"/> EMR^{2,3,4} Emergency battery pack with remote test switch and indicator light <input type="checkbox"/> DM Electronic Analog Dimming Ballast to 3%, 4-wire, 0-10V (120-277V) <input type="checkbox"/> SYL⁵ Osram Sylvania Ballast (available only for standard EB option) <input type="checkbox"/> ECDM Lutron EcoSystem or 3-wire line voltage dimming ballast (120V-277V). Dims to 5%. <input type="checkbox"/> 7DM Advance Mark 7™ Dimming Ballast to 5%, 4-wire, 0-10V, analog (120V thru 277V)(specify wattage) <input type="checkbox"/> XDM¹ Advance Mark 10™ Dimming Ballast to 5%, 2-wire line voltage (specify supply voltage/wattage) <input type="checkbox"/> SMT Philips Advance SmartMate® ballast	<input type="checkbox"/> 8CFH 8" Alzak Semi-Diffuse	<input type="checkbox"/> Blank Painted White <input type="checkbox"/> CR Clear Alzak <input type="checkbox"/> CG Champagne Gold Alzak <input type="checkbox"/> PW Pewter Alzak <input type="checkbox"/> WE Wheat Alzak <input type="checkbox"/> LW Light Wheat Alzak	<input type="checkbox"/> FL Regressed Fresnel <input type="checkbox"/> PL Regressed Prismatic <input type="checkbox"/> DL Regressed Diffuse <input type="checkbox"/> CL Regressed Clear	<input type="checkbox"/> WT White flange (Alzak only) <input type="checkbox"/> TRG Trim Ring Gasket (Factory installed)	<input type="checkbox"/> B24 Set of (2) 24" bar hangers for T-bar ceilings <input type="checkbox"/> B6 Set of (2) bar hangers for ceiling joists up to 24" centers <input type="checkbox"/> FSDFI Fuse kit for field installation <input type="checkbox"/> SCA8D Sloped ceiling adapter (see note on back page)
LAMP ACCESSORIES									
<input type="checkbox"/> LP -wattage= 13, 18, 26 -type= Q4 (Quad 4-pin) -temp= 27K, 30K, 35K, 41K (Kelvin) *Example: LP13Q427K Requires two lamps.									

¹Not available for 13W Quad lamps

²RIF1 and EMR options not offered in combination

³CP not offered in combination with RIF1 or EMR

⁴UL, CUL listed for damp locations

⁵Available for Osram Sylvania Quick 60+® Limited Warranty when used with Osram lamp(s). See www.prescolite.com for details.

⁶Dimming option not available for 347V

the great outdoors[®]

by MINKA-LAVERY[®]

Job Name:
Job Type:
Quantity:

Family:	Kirkham™
Product Category:	WALL MOUNT
Item#:	8101-A138
Finish:	ASPEN BRONZE
Certification:	3057374



Lamping

Light Type:	A-15,MED
Socket Type:	E26,MED
Max Wattage:	60
Bulbs Included:	N
Dimmable:	Y
CRI:	N/A
Color Temp:	N/A
Initial Lumens:	N/A
Delivered Lumens:	N/A
Rated Life Hours:	N/A
Photo Cell Included:	N/A
Ballast:	N/A

Shipping

Carton Weight:	2.2
Carton Width:	11
Carton Height:	8
Carton Length:	13
Carton Cubic Feet:	0.662
Master Pack:	6
Master Pack Weight:	15.4
Master Pack Width:	13.5
Master Pack Height:	22.75
Master Pack Length:	25.25
Master Cubic Feet:	4.488
*Multi-Pack:	1
Small Package Shippable:	Y

**For additional information, please contact Customer Care: 1-800-221-7977.*

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Measurements

Width:	8.5
Height:	6
Length:	N/A
Min Overall Height:	N/A
Max Overall Height:	N/A
Height Adjustable:	N
Extension:	10.5
Net Weight:	0.90
Back Plate/Canopy Width:	5.13
Back Plate/Canopy Height:	N/A
Canopy Length:	N/A
Center to Top of Fixture:	3.25
Center to Bottom of Fixture:	2.75
Slope:	N
Chain Length:	N/A
Wire Length:	7

Shade

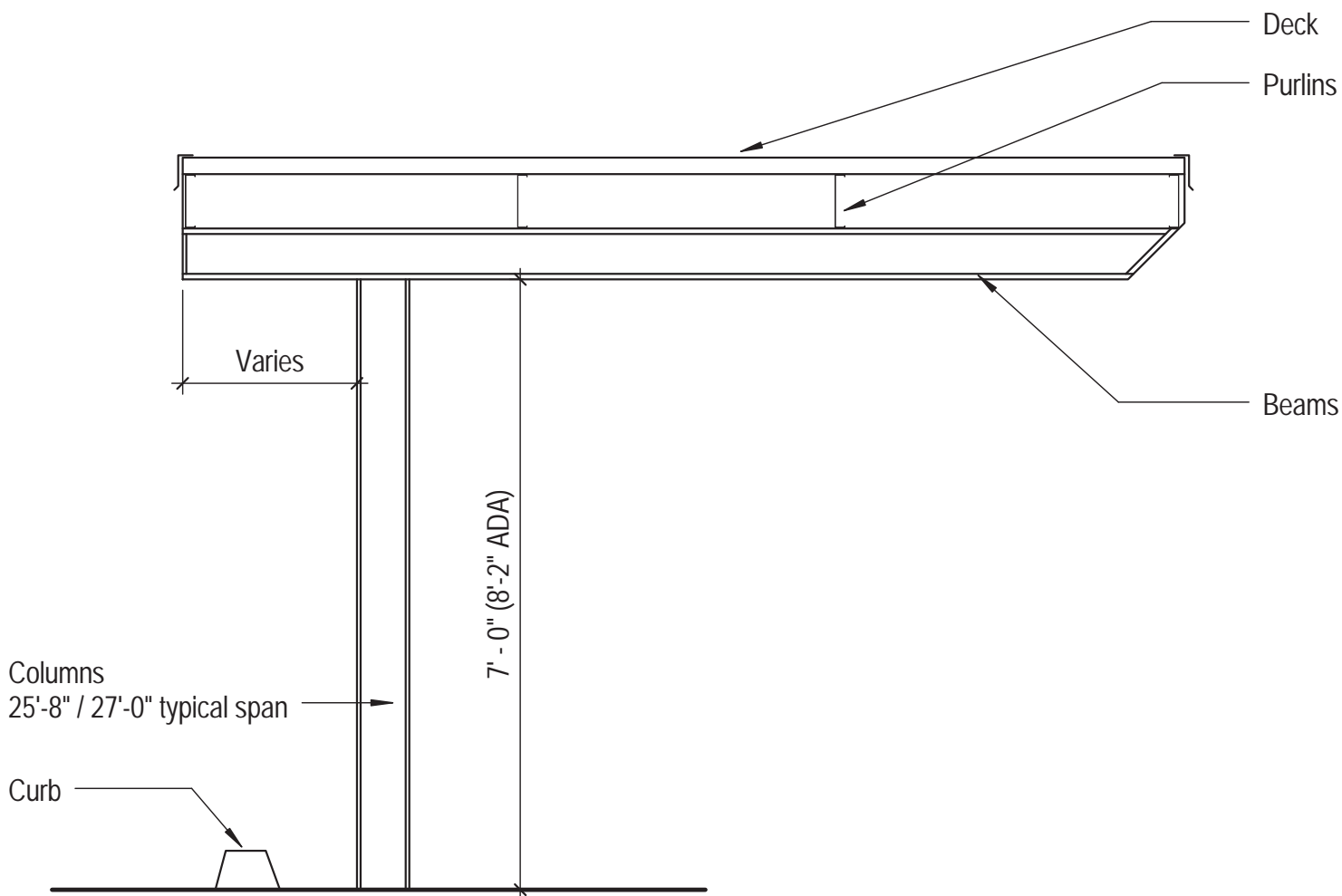
*Shade Description:	N/A
*Shade Material:	N/A
*Shade Quantity:	N/A
*Shade Number:	N/A
*Shade Width:	N/A
*Shade Height:	N/A
*Shade Length:	N/A

Miscellaneous

Safety Cable Included:	N
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Exhibit J
Carports







Context Photos : The Enclave Senior Living Facility (Spectrum Care)



Photos above and below: Front entrance of main building.



Photos below: Back-end of main building.



Photos below: Examples of the independent living casitas.

